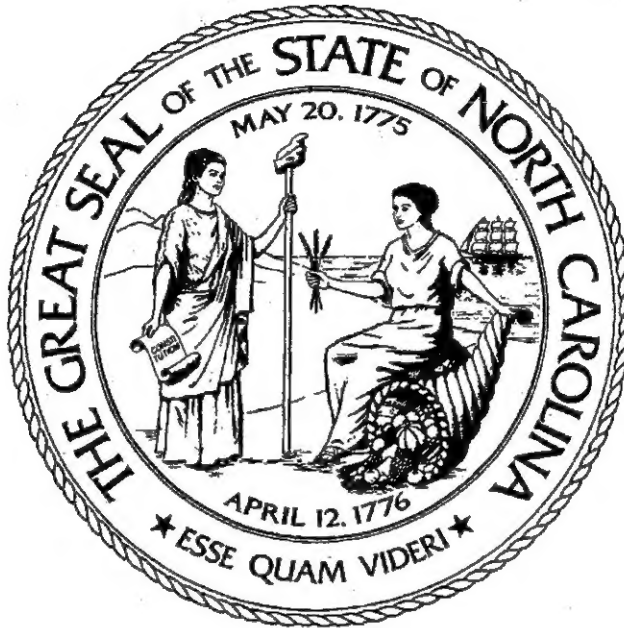


JOINT LEGISLATIVE COMMISSION
ON MUNICIPAL INCORPORATIONS



REPORT TO THE
GENERAL ASSEMBLY
OF NORTH CAROLINA
Proposed Town of Eastover

June 25, 2007

REPORT TO THE GENERAL ASSEMBLY

Proposed Incorporation of the Town of Eastover June 25, 2007

The Joint Legislative Commission on Municipal Incorporations was created in 1986 by the General Assembly to conduct an independent review and evaluation of proposed municipal incorporations. This evaluation, to be conducted in accordance with a statutory set of objective criteria, is designed to allow the General Assembly to see the feasibility of the proposed new municipality. The Commission consists of four members of the General Assembly, one city official, and one county official. A list of members appears as Appendix A.

The statutory criteria require a review of community support (a petition is required), population, land development, nearness to other urban areas, and ability to provide municipal services at a reasonable tax rate. A copy of the statutes authorizing the Commission and setting up the review standards is attached as Appendix B.

The Commission received a petition proposing the incorporation of the Town of Eastover in Cumberland County on February 20, 2006. A copy of the petition is attached as Appendix C.

The Commission, pursuant to G.S. 120-161, asked the Division of Community Assistance of the Department of Commerce to evaluate the petition. The Division conducted the evaluation and, based upon its report, the Commission found that the requirements of G.S. 120-163 and G.S. 120-164 had been met (a copy of the report is attached as Appendix D).

The Commission also requested that the Division of Community Assistance evaluate the proposed Town's petition for incorporation under G.S. 120-166 (a copy of the report is attached as Appendix E). The Division conducted the evaluation and determined that before the Commission could make a positive recommendation for the incorporation of Eastover, the proposed Town would have to obtain a resolution from the City of Fayetteville expressly approving incorporation of Eastover. On May 29, 2007, the City of Fayetteville adopted a resolution expressly approving the incorporation of the proposed Town of Eastover on the condition that the proposed Town complies with certain restrictions on annexing property in Cumberland County and a local sales tax agreement.

The Commission further requested that the Division of Community Assistance evaluate the proposed Town's petition under G.S. 120-167 through G.S. 120-170 (a copy of the report is attached as Appendix F). The Division

conducted the evaluation and determined that all statutory requirements had been met, except G.S. 120-168 (the community is 27.98% developed; the statutory criteria is 40%).

Pursuant to G.S. 120-169.1, the Commission requested that the Fiscal Research Division provide data that shows the impact on other municipalities and counties of the diversion of already levied taxes or State-shared revenues to support services in the proposed Town of Eastover (a copy of the report is attached as Appendix G). The data provided by the Division (based upon figures from 2005-2006) shows that sales tax revenues in Cumberland County are distributed on a per capita basis. If the proposed Town of Eastover had been incorporated at that time, it would have received approximately \$1,013,885 in sales tax revenues. The incorporation of Eastover would have a marginal impact on the distribution of Powell Bill funds in the State and Cumberland County. If incorporated in 2005-2006, the proposed Town of Eastover would have received an estimate of \$2,084,000 in other forms of revenue, including Powell Bill funds, from the State as long as the proposed Town had met the statutory requirements to receive these funds.

The Commission finds that the proposed Town of Eastover does not meet the standards required by Article 20 of Chapter 120 of the General Statutes, specifically G.S. 120-168, development, and therefore the Commission does not recommend incorporation of the area as the Town of Eastover.

APPENDIX A

JOINT LEGISLATIVE COMMISSION ON MUNICIPAL INCORPORATIONS 2004-2006 Membership

President Pro Tem's Appointments

Senator Fletcher Hartsell
P. O. Box 368
Concord, NC 28026-0368

Senator Vernon Malone
2124 Lyndhurst Dr.
Raleigh, NC 27610

Mr. Steven Raper
P. O. Box 1180
Rocky Mount, NC 27802-1180
raper@ci.rocky-mount.nc.us
(252) 972-1325

Staff

Gayle L. Moses, Staff Attorney
Bill Drafting Division

Gerry Cohen, Director
Bill Drafting Division

Oliver Bass
Dept of Commerce, Division of
Community Assistance
733-2853

Speaker's Appointments

Representative Becky Carney
P. O. Box 32873
Charlotte, NC 28232

Representative William Wainwright
P. O. Box 941
Havelock, NC 28532

Mr. Mike Cross
Chatham County Commissioner
388 Cross Point Road
New Hill, NC 27562

Legislative Assistant

Delta Prince
2125 Legislature Building
Raleigh, NC
919-733-5649

APPENDIX B

Article 20.

Joint Legislative Commission on Municipal Incorporations.

Part 1. Organization.

§ 120-158. Creation of Commission.

(a) There is created the Joint Legislative Commission on Municipal Incorporations, referred to in this Article as "Commission".

(b) The Commission shall consist of six members, appointed as follows:

- (1) Two Senators appointed by the President Pro Tempore of the Senate;
- (2) Two House members appointed by the Speaker;
- (3) One city manager or elected city official, appointed by the President Pro Tempore of the Senate from a list of three eligible persons nominated by the North Carolina League of Municipalities; and
- (4) One county commissioner or county manager, appointed by the Speaker from a list of three eligible persons nominated by the North Carolina Association of County Commissioners. (1985 (Reg. Sess., 1986), c. 1003, s. 1; 1991, c. 739, s. 17.)

§ 120-159. Terms.

Members shall be appointed for terms ending June 30, 1987, and subsequently for two-year terms beginning July 1, 1987, and biennially thereafter. A member eligible when appointed may continue for the remainder of the term regardless of the member's continued eligibility for the category. The Commission shall elect a chairman from its membership for a one-year term. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§ 120-160. Compensation.

Members of the Commission who are members of the General Assembly shall receive subsistence and travel allowances as provided by G.S. 120-3.1. Members who are State officers or employees shall receive subsistence and travel allowances as provided by G.S. 138-6. All other members shall receive per diem, subsistence, and travel allowances as provided by G.S. 138-5. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§ 120-161. Facilities and staff.

The Commission may meet in the Legislative Building or the Legislative Office Building. Staff for the Commission shall be provided by the Legislative Services Commission. The Commission may contract with the Institute of Government, the Local Government Commission, the Department of Environment and Natural Resources, or other agencies as may be necessary in completing any required studies, within the funds appropriated to the Commission. (1985 (Reg. Sess., 1986), c. 1003, s. 1; 1989, c. 727, s. 218(82); 1997-443, s. 11A.119(a).)

§ 120-162. Reserved for future codification purposes.

Part 2. Procedure for Incorporation Review.

§ 120-163. Petition.

(a) The process of seeking the recommendation of the Commission is commenced by filing with the Commission a petition signed by fifteen percent (15%) of the registered voters of the area proposed to be incorporated, but by not less than 25 registered voters of that area, asking for incorporation. The voter shall sign the petition and also clearly print that voter's name adjacent to the signature. The petition must also contain the voter's residence address and date of birth.

(b) The petition must be verified by the county board of elections of the county where the voter is alleged to be registered. The board of elections shall cause to be examined the signature, shall place a check mark beside the name of each signer who is qualified and registered to vote in that county in the area proposed to be incorporated, and shall attach to the petition a certificate stating the number of voters registered in that county in the area proposed to be incorporated, and the total number of registered voters who have been verified. The county board of elections shall return the petition to the person who presented it within 15 working days of receipt. That period of 15 working days shall be tolled for any period of time that is also either two weeks before or one week after a primary or election being conducted by the county board of elections.

(c) The petition must include a proposed name for the city, a map of the city, a list of proposed services to be provided by the proposed municipality, the names of three persons to serve as interim governing board, a proposed charter, a statement of the estimated population, assessed valuation, degree of development, population density, and recommendations as to the form of government and manner of election. The petition must contain a statement that the proposed municipality will have a budget ordinance with an ad valorem tax levy of at least five cents (5¢) on the one hundred dollar (\$100.00) valuation upon all taxable property within its corporate limits. The petition must contain a statement that the proposed municipality will offer four of the following services no later than the first day of the third fiscal year following the effective date of the incorporation: (i) police protection; (ii) fire protection; (iii) solid waste collection or disposal; (iv) water distribution; (v) street maintenance; (vi) street construction or right-of-way acquisition; (vii) street lighting; and (viii) zoning. In order to qualify for providing police protection, the proposed municipality must propose either to provide police service or to have services provided by contract with a county or another municipality that proposes that the other government be compensated for providing supplemental protection. The proposed municipality may not contain any noncontiguous areas.

(d) The petitioners must present to the Commission the verified petition from the county board of elections.

(e) A petition must be submitted to the Commission at least 60 days prior to convening of the next regular session of the General Assembly in order for the Commission to make a recommendation to that session. (1985 (Reg. Sess., 1986), c. 1003, s. 1; 1999-458, s. 1; 2001-353, s. 6.)

§ 120-164. Notification.

(a) Not later than five days before submitting the petition to the Commission, the petitioners shall notify:

- (1) The board or boards of county commissioners of the county or counties where the proposed municipality is located;
- (2) All cities within that county or counties; and
- (3) All cities in any other county that are within five miles of the proposed municipality of the intent to present the petition to the Commission.

(b) The petitioners shall also publish, one per week for two consecutive weeks, with the second publication no later than seven days before submitting the petition to the Commission, notice in a newspaper of general circulation in the area proposed to be incorporated of the intent to present the petition to the Commission. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§ 120-165. Initial inquiry.

(a) The Commission shall, upon receipt of the petition, determine if the requirements of G.S. 120-163 and G.S. 120-164 have been met. If it determines that those requirements have not been met, it shall return the petition to the petitioners. The Commission shall also publish in the North Carolina Register notice that it has received the petition.

(b) If it determines that those requirements have been met, it shall conduct further inquiry as provided by this Part. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§ 120-166. Additional criteria; nearness to another municipality.

(a) The Commission may not make a positive recommendation if the proposed municipality is located within one mile of a municipality of 5,000 to 9,999, within three miles of a municipality of 10,000 to 24,999, within four miles of a municipality of 25,000 to 49,999, or within five miles of a municipality of 50,000 or over, according to the most recent decennial federal census, or according to the most recent annual estimate of the Office of State Budget and Management if the municipality was incorporated since the return of that census. For purposes of this section, "municipality" means a city as defined by G.S. 160A-1(2) or a county that has exercised its authority under Article 24 of Chapter 153A of the General Statutes.

(b) Subsection (a) of this section does not apply in the case of proximity to a specific municipality if:

- (1) The proposed municipality is entirely on an island that the nearby city is not on;
- (2) The proposed municipality is separated by a major river or other natural barrier from the nearby city, such that provision of municipal services by the nearby city to the proposed municipality is infeasible or the cost is prohibitive, and the Commission shall adopt policies to implement this subdivision;
- (3) The municipalities within the distances described in subsection (a) of this section by resolution express their approval of the incorporation; or
- (4) An area of at least fifty percent (50%) of the proposed municipality has petitioned for annexation to the nearby city under G.S. 160A-31 within the previous 12 months before the incorporation petition is submitted to the Commission but the annexation petition was not approved. (1985

(Reg. Sess., 1986), c. 1003, s. 1; 1989 (Reg. Sess., 1990), c. 1024, s. 25; 1998-150, s. 2; 2000-140, s. 93.1(a); 2001-424, s. 12.2(b); 2005-35, s. 2.)

§ 120-167. Additional criteria; population.

The Commission may not make a positive recommendation unless the proposed municipality has a permanent population of at least 100 and a population density (either permanent or seasonal) of at least 250 persons per square mile. (1985 (Reg. Sess., 1986), c. 1003, s. 1; 1999-458, s. 2.)

§ 120-168. Additional criteria; development.

The Commission may not make a positive recommendation unless forty percent (40%) of the area is developed for residential, commercial, industrial, institutional, or governmental uses, or is dedicated as open space under the provisions of a zoning ordinance, subdivision ordinance, conditional or special use permit, or recorded restrictive covenants. (1985 (Reg. Sess., 1986), c. 1003, s. 1; 1999-458, s. 3.)

§ 120-169. Additional criteria; area unincorporated.

The Commission may not make a positive recommendation if any of the proposed municipality is included within the boundary of another incorporated municipality, as defined by G.S. 153A-1(1), or if any of the proposed municipality is included within the boundary of a county that has exercised its authority under Article 24 of Chapter 153A of the General Statutes. (1985 (Reg. Sess., 1986), c. 1003, s. 1; 2005-35, s. 3.)

§ 120-169.1. Additional criteria; level of development, services; financial impact on other local governments.

(a) Repealed by Session Laws 1999-458, s. 4.

(b) Services. – The Commission may not make a positive recommendation unless the area to be incorporated submits a plan for providing a reasonable level of municipal services. This plan shall be based on the proposed services stated in the petition under G.S. 120-163(c).

(c) The Commission in its report shall indicate the impact on other municipalities and counties of diversion of already levied local taxes or State-shared revenues from existing local governments to support services in the proposed municipality. (1998-150, s. 3; 1999-458, s. 4.)

§ 120-170. Findings as to services.

The Commission may not make a positive recommendation unless it finds that the proposed municipality can provide at a reasonable tax rate the services requested by the petition, and finds that the proposed municipality can provide at a reasonable tax rate the types of services usually provided by similar municipalities. In making findings under this section, the Commission shall take into account municipal services already being provided. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§ 120-171. Procedures if findings made.

(a) If the Commission finds that it may not make a positive recommendation because of the provisions of G.S. 120-166 through G.S. 120-170, it shall make a negative recommendation to the General Assembly. The report to the General Assembly shall list the grounds on which a negative recommendation is made, along with specific findings.

If a negative recommendation is made, the Commission shall notify the petitioners of the need for a legally sufficient description of the proposed municipality if the proposal is to be considered by the General Assembly. At the request of a majority of the members of the interim board named in the petition, the Commission may conduct a public hearing and forward any comments or findings made as a result of that hearing along with the negative recommendation.

(b) If the Commission determines that it will not be barred from making a positive recommendation by G.S. 120-166 through G.S. 120-170, it shall require that petitioners have a legally sufficient description of the proposed municipality prepared at their expense as a condition of a positive recommendation.

(c) If the Commission determines that it is not barred from making a positive recommendation, it shall make a positive recommendation to the General Assembly for incorporation.

(d) The report of the Commission on a petition shall be in a form determined by the Commission to be useful to the General Assembly. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§ 120-172. Referendum.

Based on information received at the public hearing, the Commission may recommend that any incorporation act passed by the General Assembly shall be submitted to a referendum, except if the petition contained the signatures of fifty percent (50%) of registered voters the Commission shall not recommend a referendum. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§ 120-173. Modification of petition.

With the agreement of the majority of the persons designated by the petition as an interim governing board, the Commission may submit to the General Assembly recommendations based on deletion of areas from the petition, as long as there are no noncontiguous areas. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§ 120-174. Deadline for recommendations.

If the petition is timely received under G.S. 120-163(e), the Commission shall make its recommendation to the General Assembly no later than 60 days after convening of the next regular session after submission of the petition. (1985 (Reg. Sess., 1986), c. 1003, s. 1.)

§§ 120-175 through 120-179. Reserved for future codification purposes.

Progress Eastover Committee

Mrs. Sara Piland, Chairperson
Progress Eastover Committee
1770 Dobbin Holmes Road
Fayetteville, NC 28312

February 20, 2006

Ms. Gayle Moses
Legislative Office Building
301 N. Salisbury Street
Bill Drafting Division, Suite 401
Raleigh, NC 27603

Dear Ms. Moses:

SUBJECT: PETITION FOR MUNICIPAL INCORPORATION FOR THE PROPOSED 'TOWN OF EASTOVER'

In accordance with North Carolina General Statute 120 - 163, the Progress Eastover Committee, on behalf of the residents of Eastover NC, is hereby commencing a process to seek the recommendation of the Joint Legislative Commission for Municipal Incorporation by filing a Petition for Municipal Incorporation for the proposed 'Town of Eastover'. We would like for our Petition to receive legislative consideration during the 2006 Session of the North Carolina General Assembly.

The number of signatures on the Petition for Municipal Incorporation far exceeds the legal requirement of NCGS 120-163 that the Petition be signed by fifteen percent (15%) of the registered voters of the area proposed to be incorporated. Nineteen hundred thirty five (1935) or fifty-one percent (51%) of the registered voters have signed the petition.

The overwhelming support of the residents of Eastover demonstrates their clear interest in seeking a positive, permanent way to plan, organize, and manage improved services and anticipated population growth in a manner consistent with the community's geographic and cultural characteristics. The proposed Town of Eastover will promote and implement high standards for community development and contribute significantly to the quality of life within the town boundaries, the City of Fayetteville and the County of Cumberland.

Although the Cape Fear River is a natural, major boundary between the proposed 'Town of Eastover', possibly exempting the 'Town of Eastover' from the requirement to have a resolution of approval from the City of Fayetteville, members of the Progress Eastover Committee are communicating with the Mayor of Fayetteville and individual Fayetteville City Council persons to fully inform the Council about plans for the proposed municipality. Further, the Fayetteville City Council's Governmental Relations Committee has invited the Progress Eastover Committee to meet with them on Wednesday, February 22, 2006 and we anticipate an invitation to meet with the full Council in March, 2006. We are hopeful that the Fayetteville City Council will offer its support of the proposed 'Town of Eastover'.

The Progress Eastover Committee will be happy to provide any further documentation needed. We appreciate the opportunity to seek municipal incorporation on behalf of the people of Eastover and are eager to make a good community even better through the opportunities afforded by municipal status.

Thank you for your consideration of our Petition for Municipal Incorporation for the proposed 'Town of Eastover'.

Sincerely,



Sara Piland, Chairperson
Progress Eastover Committee

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2007

H

D

HOUSE BILL 1191
PROPOSED COMMITTEE SUBSTITUTE H1191-CSLMx-17 [v.2]

6/19/2007 10:58:30 AM

Short Title: Incorporate Eastover.

(Local)

Sponsors:

Referred to:

March 29, 2007

A BILL TO BE ENTITLED
AN ACT TO INCORPORATE THE TOWN OF EASTOVER.

The General Assembly of North Carolina enacts:

SECTION 1. A Charter for the Town of Eastover is enacted to read:

"CHARTER OF THE TOWN OF EASTOVER.

"ARTICLE I. INCORPORATION AND CORPORATE POWERS.

"Section 1.1. **Incorporation and Corporate Powers.** The inhabitants of the Town of Eastover are a body corporate and politic under the name 'Town of Eastover'. The Town of Eastover has all the powers, duties, rights, privileges, and immunities conferred and imposed on cities by the general laws of North Carolina.

"ARTICLE II. CORPORATE BOUNDARIES.

"Section 2.1. **Town Boundaries.** Until modified in accordance with law, the boundaries of the Town of Eastover are as follows:

Beginning at a point, said point being the intersection of the southeast corner of parcel 0458-43-9229 and the western right-of-way of Dobbin Holmes Rd., thence approximately 936 feet in a southwesterly direction with the southern boundary of said parcel, to the southeastern corner of parcel 0458-32-9686, thence approximately 1590 feet in a southwesterly direction with the southern boundary of said parcel, thence approximately 535 feet in a northwesterly direction with the boundary of said parcel, thence approximately 276 feet in a southwesterly direction with the boundary of said parcel, thence approximately 1178 feet in a northeasterly direction with the boundary of said parcel, thence approximately 90 feet in a northwesterly direction along the right-of-way of Terrell Creek Rd. to the southeast corner of parcel 0458-34-7125, thence approximately 180 feet in a northwesterly direction along the boundary of said parcel to the southeast corner of parcel 0458-24-6320, thence approximately 685 feet in a northwesterly direction along the boundary of said parcel, thence approximately 293 feet in a southwesterly direction along the boundary of said parcel to the southeast corner of parcel 0458-13-0405, thence approximately 2323 feet in a southwesterly

1 direction along the boundary of said parcel to the southeast corner of parcel
2 0448-92-9940, thence approximately 1145 feet in a southwesterly direction along the
3 boundary of said parcel to the eastern right-of-way of Middle Rd., thence across Middle
4 Rd. to the western right-of-way of Middle Rd. to the southeast corner of parcel
5 0448-92-1743, thence approximately 562 feet along the southwestern boundary of said
6 parcel to the southeast corner of parcel 0448-82-8960, thence approximately 105 feet
7 along the southern boundary of said parcel to the southeast corner of parcel
8 0448-82-6942, thence approximately 244 feet along the southern boundary of said
9 parcel to the southeast corner of parcel 0448-83-5001, thence approximately 66 feet
10 along the southern boundary of said parcel to the southeast corner of parcel 0448-82-
11 3909, thence approximately 304 feet along the southern boundary of said parcel to the
12 southeast corner of parcel 0448-83-0085, thence approximately 203 feet along the
13 southern boundary of said parcel to the southwest corner of said parcel, thence
14 approximately 175 feet in a northeasterly direction along the western boundary of said
15 parcel to the southwest corner of parcel 0448-83-1224, thence approximately 274 feet
16 along the boundary of said parcel to the northwest corner of said parcel, thence in an
17 easterly direction approximately 100 feet along the boundary of said parcel to the
18 northwest corner of parcel 0448-83-3246, thence in a northeasterly direction
19 approximately 98 feet along the boundary of said parcel to the northwest corner of
20 parcel 0448-83-4369, thence in a northeasterly direction approximately 229 feet along
21 the boundary of said parcel to the northwest corner of parcel 0448-83-6516, thence in a
22 northeasterly direction approximately 224 feet along the boundary of said parcel to the
23 northwest corner of parcel 0448-83-7741, thence in a northeasterly direction
24 approximately 152 feet along the boundary of said parcel to the northwest corner of
25 parcel 0448-83-8832, thence in a northeasterly direction approximately 150 feet along
26 the boundary of said parcel to the northwest corner of parcel 0448-83-9947, thence in a
27 northeasterly direction approximately 293 feet along the boundary of said parcel to the
28 northwest corner of parcel 0448-94-1028, thence in a northeasterly direction
29 approximately 129 feet along the boundary of said parcel to the southwest corner of
30 parcel 0448-94-1659, thence in a northwesterly direction approximately 546 feet along
31 the boundary of parcel 0448-94-1659 to the northwest corner of said parcel, thence in a
32 northeasterly direction approximately 343 feet along the boundary of said parcel to the
33 northwest corner of parcel 0448-95-5005, thence in a northeasterly direction
34 approximately 626 feet to the northeast corner of said parcel, thence in a southerly
35 direction approximately 377 feet along the eastern boundary of said parcel, thence in a
36 northeasterly direction approximately 902 feet along the northern boundary of parcel
37 0458-04-4981 to the northeast corner of parcel 0458-05-9445, thence in a northwesterly
38 direction approximately 280 feet along the boundary of said parcel to the southern most
39 corner of parcel 0458-07-6181, thence in a northeasterly direction approximately 1122
40 feet to the northwest corner of parcel 0458-16-8569, thence in northeasterly direction
41 approximately 575 feet to the western right-of-way margin of Underwood Road, thence
42 in an easterly direction approximately 60 feet to the eastern right-of-way margin of
43 Underwood Road being the northwest corner of parcel 0458-17-9210, thence in a
44 northwesterly direction approximately 400 feet along the eastern right-of-way margin of

1 Underwood Road to a point in the southern boundary of parcel 0458-17-5864, thence
2 northwesterly along said southern boundary approximately 239 feet to the southwest
3 corner of said parcel, thence northwesterly approximately 30 feet along the southern
4 boundary of parcel 0458-18-8142, said point being the southeast corner of parcel 0458-
5 18-6724, thence along said parcel in a northwesterly direction approximately 30 feet to
6 the southeast corner of parcel 0458-18-0200, thence in a northwesterly direction along
7 the southern boundary of said parcel approximately 830 feet to the southwest boundary
8 of said parcel, thence in a northeasterly direction approximately 119 feet to the
9 southwest corner of parcel 0458-08-7481, thence in a northeasterly direction
10 approximately 119 feet to the northwestern corner of said parcel, thence in a
11 northeasterly direction approximately 21 feet along the western boundary of parcel
12 0458-18-0200 to the southwestern corner of parcel 0458-08-9513, thence with the
13 western boundary of said parcel approximately 164 feet to the southwestern corner of
14 parcel 0458-18-0614, thence in a northeasterly direction approximately 308 feet to the
15 western corner of parcel 0458-18-1918, thence in a northeasterly direction
16 approximately 208 feet to the western corner of parcel 0458-19-3007, thence along said
17 boundary in northeasterly direction approximately 174 feet to the western corner of
18 parcel 0458-19-4211, thence along said boundary in a northeasterly direction
19 approximately 176 feet to the western corner of parcel 0458-19-5325, thence along said
20 boundary in a northeasterly direction approximately 183 feet to northern corner of said
21 parcel, thence in a southeasterly direction approximately 393 feet along the boundary of
22 said parcel to the northwest corner of parcel 0458-18-6724, thence in a southeasterly
23 direction approximately 644 feet along the boundary of said parcel to the northwest
24 corner of parcel 0458-28-2631, thence in a southeasterly direction approximately 304
25 feet along the boundary of said parcel to the northwest corner of parcel 0458-28-7262,
26 thence in a southeasterly direction approximately 1564 feet along the boundary of said
27 parcel to the northwest corner of parcel 0458-37-7729, thence in an easterly direction
28 approximately 367 feet along the boundary of said parcel to the northwest corner of
29 parcel 0458-37-9855, thence in an easterly direction approximately 118 feet along the
30 boundary of said parcel to the northwest corner of parcel 0458-47-0876, thence in an
31 easterly direction approximately 121 feet along the boundary of said parcel to the
32 northwest corner of parcel 0458-47-2849, thence in an easterly direction approximately
33 156 feet along the boundary of said parcel to the northwest corner of parcel
34 0458-37-3986, thence in an easterly direction approximately 147 feet along the
35 boundary of said parcel to the northwest corner of parcel 0458-47-4996, thence in an
36 easterly direction approximately 104 feet along the boundary of said parcel to the
37 northwest corner of parcel 0458-47-6948, thence in an easterly direction approximately
38 200 feet along the boundary of said parcel to the northwest corner of parcel
39 0458-48-8091, thence in an easterly direction approximately 329 feet along the
40 boundary of said parcel to the northwest corner of parcel 0458-58-2068, thence in an
41 easterly direction approximately 113 feet along the boundary of said parcel to the
42 southwest corner of parcel 0458-58-4234, thence in a northeasterly direction
43 approximately 208 feet along the boundary of said parcel to the southwest corner of
44 parcel 0458-58-4487, thence in a northeasterly direction approximately 269 feet along

1 the boundary of said parcel to the southeast corner of parcel 0458-58-3635, thence in a
2 westerly direction approximately 291 feet along the boundary of said parcel to the
3 southwest corner of said parcel, thence in a northeasterly direction approximately 146
4 feet along the boundary of said parcel to the northern corner of said parcel, thence in a
5 southeasterly direction approximately 320 feet along the boundary of said parcel to the
6 western boundary of parcel 0458-58-5675, thence in a northeasterly direction
7 approximately 178 feet along the boundary of said parcel to the northern corner of said
8 parcel, thence in a southeasterly direction approximately 130 feet along the boundary of
9 said parcel to the western right-of-way of Dobbin Holmes Rd., thence in a northeasterly
10 direction approximately 1661 feet along the western right-of-way of Dobbin Holmes
11 Rd. to the southwest corner of parcel 0459-60-2553, thence in a northwesterly direction
12 approximately 593 feet along the boundary of said parcel to the northwest corner of said
13 parcel, thence in a northeasterly direction approximately 641 feet along the boundary of
14 said parcel to the southwest corner of parcel 0459-60-6819, thence in a northeasterly
15 direction approximately 364 feet along the boundary of said parcel to the southwest
16 corner of parcel 0459-61-7116, thence in a northwesterly direction approximately 200
17 feet along the boundary of said parcel to the corner of parcel 0459-61-4382, thence in a
18 northwesterly direction approximately 105 feet along the boundary of said parcel to the
19 corner of said parcel, thence in a southwesterly direction approximately 213 feet along
20 the boundary of said parcel to the corner of said parcel, thence in a northwesterly
21 direction approximately 136 feet along the boundary of said parcel to the corner of said
22 parcel, thence in a northeasterly direction approximately 449 feet along the boundary of
23 said parcel to the right-of-way of Tucker Rd., thence in a northwesterly direction
24 approximately 34 feet along the right-of-way of Tucker Rd. to the eastern corner of
25 parcel 0459-61-2476, thence in a southwesterly direction approximately 500 feet to the
26 corner of said parcel, thence in a northwesterly direction approximately 103 feet along
27 the boundary of said parcel to the corner of said parcel, thence in a northwesterly
28 direction approximately 255 feet along the boundary of said parcel to a point in the
29 southern boundary of parcel 0459-51-9893, thence in a northwesterly direction
30 approximately 383 feet to the southwest corner of parcel 0459-51-7999, thence in a
31 northwesterly direction approximately 525 feet to the northern most corner of parcel
32 0459-52-9250, thence in a southeasterly direction approximately 375 feet to the eastern
33 most corner of parcel 0459-62-1078, thence in a southwesterly direction approximately
34 215 feet along the boundary of said parcel to the northwest corner of parcel
35 0459-61-2903, thence in a southeasterly direction approximately 59 feet along the
36 boundary of said parcel to the northwest corner of parcel 0459-61-3815, thence in a
37 southeasterly direction approximately 211 feet along the boundary of said parcel to the
38 northwest corner of parcel 0459-61-4764, thence in a southeasterly direction
39 approximately 170 feet along the boundary of said parcel to the northwest corner of
40 parcel 0459-61-5684, thence in a southeasterly direction approximately 134 feet along
41 the boundary of said parcel to the northwest corner of parcel 0459-61-8416, thence in a
42 southeasterly direction approximately 417 feet along the boundary of said parcel to the
43 western right-of-way of Dobbin Holmes Rd., thence in a northeasterly direction
44 approximately 180 feet along the right-of-way of Dobbin Holmes Rd., thence in a

1 southeasterly direction approximately 70 feet across the right-of-way of Dobbin Holmes
2 Rd. to the northern corner of parcel 0459-71-1354, thence in a southeasterly direction
3 approximately 154 feet along the boundary of said parcel to the northern corner of
4 parcel 0459-71-2394, thence in a southeasterly direction approximately 149 feet along
5 the boundary of said parcel to the eastern corner of said parcel, thence in a
6 southwesterly direction approximately 207 feet along the boundary of said parcel to the
7 southeast corner of parcel 0459-71-1354, thence in a southwesterly direction
8 approximately 222 feet along the boundary of said parcel to the southwest corner of said
9 parcel, thence in a northeasterly direction approximately 210 feet to a corner of said
10 parcel, thence in a northwesterly direction approximately 51 feet along the boundary of
11 said parcel to the right-of-way of Dobbin Holmes Rd., thence in a southwesterly
12 direction approximately 493 feet along the right-of-way of Dobbin Holmes Rd. to the
13 northwest corner of parcel 0459-70-0727, thence in an easterly direction approximately
14 149 feet along the boundary of said parcel to a corner of said parcel, thence in a
15 southeasterly direction approximately 301 feet along the boundary of said parcel to the
16 northeast corner of said parcel, thence in a southwesterly direction approximately 280
17 feet along the boundary of said parcel to the northeast corner of parcel 0459-60-8680,
18 thence in a southwesterly direction approximately 247 feet along the boundary of said
19 parcel to the corner of parcel 0459-60-8334, thence in a southeasterly direction
20 approximately 178 feet along the boundary of said parcel to the corner of said parcel,
21 thence in a southwesterly direction approximately 172 feet along the boundary of said
22 parcel to the boundary of parcel 0458-69-8904, thence in a southwesterly direction
23 approximately 558 feet along the boundary of said parcel to a corner of said parcel,
24 thence in a southwesterly direction approximately 430 feet along the boundary of said
25 parcel to a corner of parcel 0458-69-5648, thence in a southwesterly direction
26 approximately 283 feet along the boundary of said parcel to a corner of parcel
27 0458-69-3435, thence in a southwesterly direction approximately 475 feet along the
28 boundary of said parcel to the northeast corner of parcel 0458-69-0031, thence in a
29 southeasterly direction approximately 81 feet along the boundary of said parcel to the
30 northeast corner of parcel 0458-68-0650, thence in a southeasterly direction
31 approximately 702 feet along the boundary of said parcel to the boundary of parcel
32 0458-67-4970, thence in a northeasterly direction approximately 887 feet along the
33 boundary of said parcel to the northwest corner of parcel 0458-78-8007, thence in a
34 northeasterly direction approximately 506 feet along the boundary of said parcel to the
35 northwest corner of parcel 0458-88-1069, thence in a northeasterly direction
36 approximately 110 feet along the boundary of said parcel to the northwest corner of
37 parcel 0458-88-2272, thence in a northeasterly direction approximately 220 feet along
38 the boundary of said parcel to the northwest corner of parcel 0458-88-3386, thence in a
39 northeasterly direction approximately 120 feet along the boundary of said parcel to the
40 northwest corner of parcel 0458-88-5316, thence in a northeasterly direction
41 approximately 108 feet along the boundary of said parcel to the northwest corner of
42 parcel 0458-88-7543, thence in a northeasterly direction approximately 448 feet along
43 the boundary of said parcel to the northeast corner of said parcel, thence in a
44 southeasterly direction approximately 105 feet along the boundary of said parcel to the

1 northwest corner of parcel 0458-98-1966, thence in a northeasterly direction
2 approximately 700 feet along the boundary of said parcel to the northwest corner of
3 parcel 0458-99-7126, thence in a northeasterly direction approximately 377 feet along
4 the boundary of said parcel to the northwest corner of parcel 0458-99-6696, thence in a
5 northeasterly direction approximately 210 feet along the boundary of said parcel to the
6 right-of-way of Tom Geddie Rd., thence in a northeasterly direction approximately
7 1169 feet along the right-of-way of Tom Geddie Rd. to the southwest corner of parcel
8 0469-01-1665, thence in a northwesterly direction approximately 1454 feet along the
9 boundary of said parcel to the western corner of said parcel, thence in a northeasterly
10 direction approximately 1707 feet along the boundary of said parcel to the southern
11 boundary of parcel 0469-02-2922, thence in a northwesterly direction approximately
12 254 feet along the boundary of said parcel to the southeast corner of parcel
13 0469-93-9138, thence in a northwesterly direction approximately 181 feet along the
14 boundary of said parcel to a corner of parcel 0459-83-5047, thence in a southwesterly
15 direction approximately 1297 feet along the boundary of said parcel to the southern
16 corner of said parcel, thence in a northwesterly direction approximately 939 feet along
17 the boundary of said parcel to a corner of said parcel, thence in a southwesterly
18 direction approximately 168 feet along the boundary of said parcel to a corner of said
19 parcel, thence in a northwesterly direction approximately 129 feet along the boundary of
20 said parcel to the right-of-way of Dobbin Holmes Rd., thence in a northwesterly
21 direction approximately 530 feet along the boundary of said parcel and the right-of-way
22 of Dobbin Holmes Rd. to the southwest corner of parcel 0459-73-7444, thence in a
23 westerly direction approximately 65 feet to the western right-of-way of Dobbin Holmes
24 Rd., thence in a northerly direction approximately 460 feet along the right-of-way of
25 Dobbin Holmes Rd. to the southeast corner of parcel 0459-73-2816, thence in a
26 westerly direction approximately 28 feet along the boundary of said parcel to the eastern
27 corner of parcel 0459-73-2699, thence in a southwesterly direction approximately 106
28 feet along the boundary of said parcel to the southern corner of said parcel, thence in a
29 northwesterly direction approximately 105 feet along the boundary of said parcel to the
30 boundary of parcel 0459-73-2816, thence in a southwesterly direction approximately 63
31 feet along the boundary of said parcel to the southern corner of said parcel, thence in a
32 northwesterly direction approximately 332 feet along the boundary of said parcel to the
33 northwest corner of said parcel, thence in a northeasterly direction approximately 324
34 feet along the boundary of said parcel to the western right-of-way of Dobbin Holmes
35 Rd., thence in a northeasterly direction approximately 65 feet to the eastern right-of-way
36 of Dobbin Holmes Rd. and the boundary of parcel 0459-74-4336, thence in a
37 northwesterly direction approximately 407 feet along the boundary of said parcel to the
38 northwest corner of said parcel, thence in a northwesterly direction approximately 480
39 feet along the right-of-way of Dobbin Holmes Rd. to the northern corner of parcel
40 0459-64-6403, thence in a southeasterly direction approximately 475 feet along the
41 boundary of said parcel to a point in parcel 0459-74-4336, thence in a southeasterly
42 direction approximately 462 feet along the boundary of said parcel to the northern
43 corner of parcel 0459-74-6101, thence in a southeasterly direction approximately 148
44 feet along the boundary of said parcel to the right-of-way of Laurent Dr., thence in a

1 southeasterly direction approximately 65 feet to the right-of-way of Laurent Dr. and
2 northern corner of parcel 0459-83-0996, thence in a southeasterly direction
3 approximately 697 feet along the boundary of said parcel to the northern corner of
4 parcel 0459-83-5047, thence in a southeasterly direction approximately 162 feet along
5 the boundary of said parcel to the southwestern corner of parcel 0459-93-2912, thence
6 in a northeasterly direction approximately 214 feet along the boundary of said parcel to
7 the southwestern corner of parcel 0459-94-3379, thence in a northeasterly direction
8 approximately 1393 feet along the boundary of said parcel to the right-of-way of Tom
9 Geddie Rd., in a northeasterly direction approximately 113 feet along the right-of-way
10 of Tom Geddie Rd. to the southeast corner of parcel 0459-95-6631, thence in a
11 northwesterly direction approximately 300 feet along the boundary of said parcel to a
12 corner of said parcel, thence in a northeasterly direction approximately 154 feet along
13 the boundary of said parcel to a corner of said parcel, thence northwesterly
14 approximately 80 feet to a point in said parcel, thence in a northeasterly direction
15 approximately 547 feet along the boundary of said parcel to the boundary of parcel
16 0459-96-8053, thence in a northwesterly direction approximately 133 feet along the
17 boundary of said parcel to a corner of said parcel, thence in a northeasterly direction
18 approximately 208 feet along the boundary of said parcel to the boundary of parcel
19 0459-96-8329, thence in a northwesterly direction approximately 425 feet along the
20 boundary of said parcel to the railroad right-of-way, thence in a southwesterly direction
21 approximately 1052 feet along the railroad right-of-way, thence in a northwesterly
22 direction approximately 110 feet to the railroad right-of-way and a corner of parcel
23 0459-86-8451, thence in a northwesterly direction approximately 288 feet along the
24 boundary of said parcel to a corner of said parcel, thence in a northeasterly direction
25 approximately 376 feet along the boundary of said parcel to the southeastern corner of
26 parcel 0459-86-5839, thence in a northwesterly direction approximately 284 feet along
27 the boundary of said parcel to the southeastern corner of parcel 0459-87-1080, thence in
28 a northwesterly direction approximately 581 feet along the boundary of said parcel to
29 the southeastern corner of parcel 0459-77-8310, thence in a northwesterly direction
30 approximately 212 feet along the boundary of said parcel to the southeastern corner of
31 parcel 0459-77-4069, thence in a southwesterly direction approximately 356 feet along
32 the boundary of said parcel to the southwestern corner of said parcel, thence in a
33 northwesterly direction approximately 237 feet along the boundary of said parcel to the
34 right-of-way of Dobbin Holmes Rd., thence in a northwesterly direction approximately
35 78 feet to the western right-of-way of Dobbin Holmes Rd. and the southern corner of
36 parcel 0459-77-1357, thence in a northwesterly direction approximately 497 feet along
37 the boundary of said parcel to the corner of said parcel and the right-of-way of Beard
38 Rd., thence in a southeasterly direction approximately 205 feet along the boundary of
39 said parcel and the right-of-way of Beard Rd., thence in a northeasterly direction
40 approximately 164 feet to the corner of parcel 0459-77-4377 and the right-of-way,
41 thence in a northeasterly direction approximately 70 feet to the northern right-of-way of
42 Beard Rd., thence in a northeasterly direction approximately 117 feet along the right-of-
43 way of Beard Rd. and the corner of parcel 0459-77-6701, thence in a northerly
44 direction approximately 50 feet along the boundary of said parcel to a corner of said

1 parcel, thence in a northeasterly direction approximately 296 feet along the boundary of
2 said parcel to the boundary of parcel 0459-78-5698, thence in a northwesterly direction
3 approximately 841 feet along the boundary of said parcel to the northwestern corner of
4 said parcel, thence in a northeasterly direction approximately 741 feet along the
5 boundary of said parcel to the northwestern corner of said parcel 0459-88-1422, thence
6 in a southeasterly direction approximately 570 feet along the boundary of said parcel to
7 the northeastern corner of said parcel, thence in a southeasterly direction approximately
8 444 feet along the boundary of said parcel to the northeastern corner of parcel
9 0459-88-3120, thence in a southeasterly direction approximately 381 feet along the
10 boundary of said parcel to the northern corner of parcel 0459-87-5822, thence in a
11 southeasterly direction approximately 714 feet along the boundary of said parcel to the
12 right-of-way of Beard Rd., thence in a southeasterly direction approximately 443 feet
13 along the right-of-way of Beard Rd. to the southwest corner of parcel 0459-97-2635,
14 thence in a northeasterly direction approximately 432 feet along the boundary of said
15 parcel to the northwest corner of said parcel, thence in a northeasterly direction
16 approximately 156 feet along the boundary of said parcel to the western boundary of
17 parcel 0459-98-5036, thence in a northwesterly direction approximately 568 feet along
18 the boundary of said parcel to a corner of said parcel, thence in a northwesterly direction
19 approximately 153 feet along the boundary of said parcel to a corner of said parcel,
20 thence in a northeasterly direction approximately 842 feet along the boundary of said
21 parcel to a corner of said parcel and the right-of-way of Coleman Rd., thence in a
22 southerly direction approximately 156 feet along the boundary of said parcel to the
23 northeast corner of parcel 0459-98-7545, thence in a southeasterly direction
24 approximately 102 feet along the boundary of said parcel to the northeast corner of
25 parcel 0499-98-7454, thence in a southeasterly direction approximately 98 feet along
26 the boundary of said parcel to the northeast corner of parcel 0459-98-7364, thence in a
27 southeasterly direction approximately 98 feet along the boundary of said parcel to the
28 northeast corner of parcel 0459-98-7293, thence in a southeasterly direction
29 approximately 111 feet along the boundary of said parcel to the northeast corner of
30 parcel 0459-98-8132, thence in a southeasterly direction approximately 113 feet along
31 the boundary of said parcel to the northeast corner of parcel 0459-98-8071, thence in a
32 southeasterly direction approximately 114 feet along the boundary of said parcel to the
33 northeast corner of parcel 0459-97-9828, thence in a southeasterly direction
34 approximately 84 feet along the boundary of said parcel, thence in a northeasterly
35 direction approximately 60 feet to the northwest corner of parcel 0469-07-5943, thence
36 in a northeasterly direction approximately 1225 feet along the boundary of said parcel to
37 a corner of said parcel, thence in a southerly direction approximately 65 feet along the
38 boundary of said parcel to the northern corner of parcel 0469-18-0147, thence in a
39 southerly direction approximately 81 feet along the boundary of said parcel to the
40 northwestern railroad right-of-way, thence in a southerly direction approximately 205
41 feet to the southeastern railroad right-of-way, thence in a southwesterly direction
42 approximately 1020 feet along the railroad right-of-way to the northeast corner of parcel
43 0469-07-4174, thence in a southeasterly direction approximately 462 feet along the
44 boundary of said parcel to the eastern corner of said parcel, thence in a southwesterly

1 direction approximately 332 feet along the boundary of said parcel to the right-of-way
2 of Coleman Rd., thence in a southeasterly direction approximately 265 feet along the
3 right-of-way of Coleman Rd. to the right-of-way of Beard Rd., thence in a southeasterly
4 direction approximately 650 feet along the right-of-way of Beard Rd. to the
5 southwestern corner of parcel 0469-16-3544, thence in a northwesterly direction
6 approximately 275 feet along the boundary of said parcel to the northwestern corner of
7 said parcel, thence in a northeasterly direction approximately 606 feet along the
8 boundary of said parcel to the northern corner of parcel 0469-16-6403, thence in a
9 southeasterly direction approximately 278 feet along the boundary of said parcel to the
10 northern corner of parcel 0469-16-7292, thence in a southeasterly direction
11 approximately 618 feet along the boundary of said parcel to the right-of-way of Beard
12 Rd., thence in a southeasterly direction approximately 110 feet along the right-of-way of
13 Beard Rd. to the western corner of parcel 0469-25-3897, thence in a northeasterly
14 direction approximately 364 feet along the boundary of said parcel to the northern
15 corner of said parcel, thence in a southeasterly direction approximately 206 feet along
16 the boundary of said parcel to a point in the boundary of parcel 0469-25-6892, thence in
17 a northeasterly direction approximately 180 feet along the boundary of said parcel to the
18 western corner of parcel 0469-36-8078, thence in a northeasterly direction
19 approximately 1590 feet along the boundary of said parcel to the western corner of
20 parcel 0469-56-4319, thence in a northeasterly direction approximately 1590 feet along
21 the boundary of said parcel to the western corner of Meadowview Subdivision, thence
22 in a northeasterly direction approximately 3550 feet along the boundary of said
23 subdivision to the western corner of parcel 0469-78-3227, thence in a northeasterly
24 direction approximately 919 feet along the boundary of said parcel to the western corner
25 of parcel 0469-89-0270, thence in a northeasterly direction approximately 1025 feet
26 along the boundary of said parcel, thence in a northerly direction approximately 763 feet
27 along the boundary of said parcel to the boundary of parcel 0560-80-7287, thence in a
28 northwesterly direction approximately 2182 feet to the northwestern corner of said
29 parcel, thence in a northeasterly direction approximately 1480 feet to the northwestern
30 corner of parcel 0560-82-9682, thence in a northeasterly direction approximately 947
31 feet along the boundary of said parcel to the northwestern corner of parcel
32 0570-02-4348, thence in a northeasterly direction approximately 955 feet along the
33 boundary of said parcel to the northernmost corner of said parcel, thence in a
34 southeasterly direction approximately 4045 feet to the northernmost corner of parcel
35 0570-21-2560, thence in a southeasterly direction approximately 215 feet to the western
36 right-of-way of Dunn Rd., thence in a northeasterly direction approximately 560 feet
37 along the western right-of-way of Dunn Rd., thence in a southeasterly direction to the
38 northernmost corner of parcel 0570-30-2981, thence in a southeasterly direction
39 approximately 1624 feet along the boundary of said parcel to the western right-of-way
40 of Interstate 95, thence in a southeasterly direction approximately 650 feet to the eastern
41 right-of-way of Interstate 95 and the northernmost corner of parcel 0570-40-5214,
42 thence in a southeasterly direction approximately 73 feet along the boundary of said
43 parcel, thence in a southwesterly direction approximately 291 feet along the boundary
44 of said parcel, thence in a southeasterly direction approximately 203 feet along the

boundary of said parcel, thence in a southwesterly direction approximately 67 feet along the boundary of said parcel to the northwest corner of parcel 0479-49-9992, thence in an easterly direction approximately 262 feet to the northeast corner of said parcel, thence in a southerly direction approximately 460 feet to the northern right-of-way of Goldsboro Rd., thence in an easterly direction approximately 500 feet along the northern right-of-way of Goldsboro Rd., thence in a southerly direction to the northeast corner of parcel 0479-59-2160, thence in a southerly direction approximately 355 feet along the boundary of said parcel, thence in a southwesterly direction approximately 740 feet along the boundary of said parcel to the boundary of parcel 0479-39-4024, thence in a southeasterly direction approximately 863 feet along the boundary of said parcel, thence in a southwesterly direction approximately 482 feet along the boundary of said parcel, thence in a southwesterly direction approximately 813 feet along the boundary of said parcel to the easternmost corner of parcel 0479-28-8759, thence in a southwesterly direction approximately 1558 feet along the boundary of said parcel to the northeast corner of parcel 0479-27-7508, thence in a southwesterly direction approximately 850 feet along the boundary of said parcel to the northeast corner of parcel 0479-26-2506, thence in a southwesterly direction approximately 1600 feet along the boundary of said parcel to the boundary of parcel 0479-15-5432, thence in a southeasterly direction approximately 345 feet along the boundary of said parcel, thence in a southwesterly direction approximately 370 feet along the boundary of said parcel, thence in a northeasterly direction approximately 2370 feet along the boundary of said parcel to the southeast corner of parcel 0479-05-2675, thence in a westerly direction approximately 82 feet along the boundary of said parcel, thence in a northwesterly direction approximately 348 feet to the eastern right-of-way of Interstate 95, thence in a southwesterly direction approximately 5090 feet to the northwest corner of parcel 0469-70-4794, thence in a southeasterly direction approximately 320 feet along the boundary of said parcel to the northwest corner of parcel 0469-70-7745, thence in a southeasterly direction approximately 156 feet along the boundary of said parcel to the north corner of parcel 0469-70-7600, thence in a northeasterly direction approximately 49 feet along the boundary of parcel 0468-89-3963, thence in an easterly direction approximately 877 feet along the boundary of said parcel to the northwest corner of parcel 0469-80-9779, thence in an easterly direction approximately 390 feet along the boundary of said parcel to the western right-of-way of Leanna Dr., thence approximately 30 feet to the eastern right-of-way of Leanna Dr. to the northwest corner of parcel 0469-90-2498, thence in an easterly direction approximately 208 feet along the boundary of said parcel to the northwest corner of parcel 0469-90-7574, thence in an easterly direction approximately 745 feet along the boundary of said parcel to the northwest corner of parcel 0479-00-4512, thence in an easterly direction approximately 426 feet along the boundary of said parcel to the northwest corner of parcel 0479-10-1661, thence in an easterly direction approximately 1068 feet along the boundary of said parcel to the northwest corner of parcel 0479-10-9670, thence in an easterly direction approximately 536 feet along the boundary of said parcel to the northeast corner of said parcel, thence in a southeasterly direction approximately 417 feet along the boundary of said parcel to the northwest corner of parcel 0479-20-5024,

1 thence in an easterly direction approximately 220 feet along the boundary of said parcel
2 to the northwest corner of parcel 0479-20-8250, thence in an easterly direction
3 approximately 471 feet along the boundary of said parcel to the northwest corner of
4 parcel 0479-30-4316, thence in an easterly direction approximately 668 feet along the
5 boundary of said parcel to the northwest corner of parcel 0479-90-8305, thence in an
6 easterly direction approximately 199 feet along the boundary of said parcel to the
7 northwest corner of parcel 0479-30-9378, thence in an easterly direction approximately
8 170 feet along the boundary of said parcel to the northwest corner of parcel
9 0479-40-1435, thence in an easterly direction approximately 268 feet along the
10 boundary of said parcel to the western right-of-way of James Dail Rd., thence in a
11 northeasterly direction approximately 138 feet along the western right-of-way of James
12 Dail Rd. to the southwest corner of parcel 0479-41-2073, thence in a northwesterly
13 direction approximately 1446 feet along the boundary of said parcel to a corner of
14 parcel 0479-41-1791, thence in a northwesterly direction approximately 500 feet along
15 the boundary of said parcel, thence in a northeasterly direction approximately 273 feet
16 along the boundary of said parcel, thence in a southeasterly direction approximately 595
17 feet along the boundary of said parcel to the southwest corner of parcel 0479-42-5169
18 thence in a northeasterly direction approximately 570 feet along the boundary of said
19 parcel to the right-of-way of Boykin Rd., thence in a westerly direction approximately
20 20 feet to the northeast corner of parcel 0479-42-2203, thence in a southwesterly
21 direction approximately 501 feet along the boundary of said parcel, thence in a
22 northwesterly direction approximately 375 feet along the boundary of said parcel to the
23 southeast corner of parcel 0479-42-1845, thence in a northwesterly direction
24 approximately 497 feet along the boundary of said parcel to the southeast corner of
25 parcel 0479-32-6417, thence in a northwesterly direction approximately 109 feet to the
26 southwest corner of said parcel, thence in a northeasterly direction approximately 105
27 feet along the boundary of said parcel to the southwest corner of parcel 0479-32-6672,
28 thence in a northeasterly direction approximately 220 feet along the boundary of said
29 parcel to the southwest corner of parcel 0479-32-7861, thence in a northeasterly
30 direction approximately 209 feet along the boundary of said parcel to the northwest
31 corner of said parcel, thence in a southeasterly direction approximately 209 feet to the
32 western boundary line of parcel 0479-42-1845, thence in a northeasterly direction
33 approximately 244 feet along the boundary of said parcel to the northwest corner of said
34 parcel, thence in a southeasterly direction approximately 487 feet to the northeast corner
35 of said parcel, thence in a southwesterly direction approximately 410 feet to the
36 northern right-of-way of Boykin Rd., thence in an easterly direction approximately 905
37 feet along the northern right-of-way of Boykin Rd. to the southwest corner of parcel
38 0479-53-7215, thence in a northeasterly direction approximately 1316 feet along the
39 boundary of said parcel to the southwest corner of parcel 0479-53-7984, thence in a
40 northeasterly direction approximately 205 feet along the boundary of said parcel to the
41 southwest corner of parcel 0479-64-0165, thence in a northeasterly direction
42 approximately 86 feet along the boundary of said parcel to the southeast corner of parcel
43 0479-54-6205, thence in a northwesterly direction approximately 379 feet along the
44 boundary of said parcel to the southeast corner of parcel 0479-54-4422, thence in a

1 northwesterly direction approximately 103 feet along the boundary of said parcel to the
2 southeast corner of parcel 0479-54-3425, thence in a northwesterly direction
3 approximately 100 feet along the boundary of said parcel to the southeast corner of
4 parcel 0479-54-2426, thence in a northwesterly direction approximately 104 feet along
5 the boundary of said parcel to the southeast corner of parcel 0479-54-0459, thence in a
6 northwesterly direction approximately 288 feet along the boundary of said parcel to the
7 southeast corner of parcel 0479-44-8552, thence in a northwesterly direction
8 approximately 156 feet along the boundary of said parcel to the southwest corner of said
9 parcel, thence in a northeasterly direction approximately 134 feet along the boundary of
10 said parcel to the southwest corner of parcel 0479-44-9627, thence in a northeasterly
11 direction approximately 278 feet along the boundary of said parcel to the southwest
12 corner of parcel 0479-54-1894, thence in a northeasterly direction approximately 376
13 feet along the boundary of said parcel to the northwest corner of said parcel, thence in a
14 southeasterly direction approximately 210 feet along the boundary of said parcel to the
15 northwest corner of parcel 0479-54-6739, thence in a southeasterly direction
16 approximately 712 feet along the boundary of said parcel to the western boundary of
17 parcel 0479-64-4873, thence in a northeasterly direction approximately 505 feet along
18 the boundary of said parcel to the northwest corner of said parcel, thence in a
19 southeasterly direction approximately 708 feet to the northwest corner of parcel
20 0479-64-8888, thence in a southeasterly direction approximately 90 feet along the
21 boundary of said parcel to the western right-of-way of James Dail Rd., thence in a
22 southwesterly direction approximately 242 feet along the boundary of said parcel and
23 the western right-of-way of James Dail Rd., thence in a southeasterly direction
24 approximately 60 feet across James Dail Rd. to the northwest corner of parcel
25 0479-74-0616, thence in a southeasterly direction approximately 219 feet along the
26 boundary of said parcel, thence in a southwesterly direction approximately 204 feet to
27 the southeast corner of said parcel and the northern boundary of parcel 0479-74-0428,
28 thence in a southeasterly direction approximately 210 feet along the boundary of said
29 parcel to the northwest corner of parcel 0479-74-2280, thence in a southeasterly
30 direction approximately 261 feet along the boundary of said parcel to the northeast
31 corner of said parcel, thence in a southwesterly direction approximately 436 feet along
32 the boundary of said parcel, thence in a northwesterly direction approximately 265 feet
33 along the boundary of said parcel to the southeast corner of parcel 0479-64-8176, thence
34 in a northwesterly direction approximately 136 feet along the boundary of said parcel to
35 the northeast corner of parcel 0479-64-7170, thence in a southwesterly direction
36 approximately 125 feet along the boundary of said parcel to the southeast corner of said
37 parcel, thence in a northwesterly direction approximately 145 feet along the boundary of
38 said parcel to the northeast corner of parcel 0479-64-6053, thence in a southwesterly
39 direction approximately 98 feet to the northeast corner of parcel 0479-63-6904, thence
40 in a southwesterly direction approximately 69 feet along the boundary of said parcel to
41 the northwest corner of parcel 0479-63-7649, thence in a southeasterly direction
42 approximately 277 feet along the boundary of said parcel to the northeast corner of said
43 parcel, thence in a southwesterly direction approximately 198 feet along the boundary
44 of said parcel to the northern corner of parcel 0479-63-8499, thence in a southeasterly

1 direction approximately 226 feet along the boundary of said parcel to the eastern corner
2 of said parcel, thence in a southwesterly direction approximately 157 feet along the
3 boundary of said parcel to the southern corner of said parcel, thence in a northwesterly
4 direction approximately 482 feet along the boundary of said parcel to the northeast
5 corner of parcel 0479-63-3583, thence in a southwesterly direction approximately 159
6 feet along the boundary of said parcel to a corner in parcel 0479-63-3317, thence in a
7 southeasterly direction approximately 20 feet to the northeast corner of said parcel,
8 thence in a southwesterly direction approximately 214 feet along the boundary of said
9 parcel to the southeast corner of said parcel, thence in a northwesterly direction
10 approximately 230 feet along the boundary of said parcel to the southwest corner of said
11 parcel and the eastern right-of-way of James Dail Rd., thence in a northwesterly
12 direction approximately 60 feet to the western right-of-way of James Dail Rd., thence in
13 a southwesterly direction approximately 696 feet along the western right-of-way of
14 James Dail Rd., thence in an easterly direction approximately 60 feet to the eastern
15 right-of-way of James Dail Rd., thence in a southeasterly direction approximately 130
16 feet to the northern corner of parcel 0479-52-8418 and the southern right-of-way of J
17 Herbert Rd., thence in a southeasterly direction approximately 2405 feet along the
18 southern right-of-way of J Herbert Rd. and the boundary of parcels 0479-52-8418,
19 0479-62-2381, 0479-61-9264, 0479-61-8121, thence in a southwesterly direction
20 approximately 2905 feet along the northern right-of-way of J. Herbert Rd. and the
21 boundary of parcels 0479-60-8775, 0479-60-8506, 0479-60-7458, 0479-60-6369,
22 0479-60-4378, 0479-60-3253, 0479-60-0321, 0479-50-3030, 0478-49-8928, thence in a
23 southwesterly direction approximately 1256 feet along the western right-of-way of J
24 Herbert Rd. and the boundary of parcels 0478-49-4568, 0478-49-2195, 0478-49-1065,
25 0478-48-0974, 0478-38-9809, 0478-38-8673, thence in a southwesterly direction
26 approximately 72 feet along the boundary of parcel 0478-38-8673, thence in a
27 northwesterly direction approximately 140 feet along the boundary of said parcel to the
28 southeast corner of parcel 0478-38-6661, thence in a northwesterly direction
29 approximately 95 feet along the boundary of said parcel to the southeast corner of parcel
30 0478-38-5792, thence in a westerly direction approximately 36 feet along the boundary
31 of said parcel to the southeast corner of parcel 0478-38-4651, thence in a southwesterly
32 direction approximately 260 feet along the boundary of said parcel to the southeast
33 corner of parcel 0478-38-2599, thence in a southwesterly direction approximately 64
34 feet along the boundary of said parcel to the southeast corner of parcel 0478-38-1562,
35 thence in a southwesterly direction approximately 197 feet along the boundary of said
36 parcel to the southeast corner of parcel 0478-38-0549, thence in a southwesterly
37 direction approximately 57 feet along the boundary of said parcel to the southeast
38 corner of parcel 0478-28-8578, thence in a southwesterly direction approximately 212
39 feet along the boundary of said parcel to the southeast corner of parcel 0478-28-7511,
40 thence in a southwesterly direction approximately 165 feet along the boundary of said
41 parcel to the southeast corner of parcel 0478-28-5560, thence in a southwesterly
42 direction approximately 152 feet along the boundary of said parcel to the southeast
43 corner of parcel 0478-28-1487, thence in a southwesterly direction approximately 603
44 feet along the boundary of said parcel to the southeast corner of parcel 0478-18-8446,

1 thence in a southwesterly direction approximately 24 feet along the boundary of said
2 parcel to the southeast corner of parcel 0478-18-7683, thence in a southwesterly
3 direction approximately 58 feet along the boundary of said parcel to the southeast
4 corner of parcel 0478-18-0589, thence in a southwesterly direction approximately 180
5 feet along the boundary of said parcel, thence in a southeasterly direction approximately
6 60 feet across the right-of-way of Draughton Rd. to the northeast corner of parcel
7 0478-18-4068, thence in a southeasterly direction approximately 165 feet along the
8 boundary of said parcel to the southeast corner of said parcel, thence in a northeasterly
9 direction approximately 169 feet along the boundary of parcel 0478-17-6708, thence in
10 a southeasterly direction approximately 482 feet along the boundary of said parcel to the
11 northeast corner of parcel 0478-17-8377, thence in a southeasterly direction
12 approximately 279 feet along the boundary of said parcel to the northeast corner of
13 parcel 0478-27-0134, thence in a southeasterly direction approximately 211 feet along
14 the boundary of said parcel to the northeast corner of parcel 047-27-1042, thence in a
15 southeasterly direction approximately 292 feet along the boundary of said parcel to the
16 right-of-way of Clovelly St., thence in a southeasterly direction approximately 70 feet
17 along the right-of-way of Clovelly St. to the northeast corner of parcel 0478-262714,
18 thence in a southeasterly direction approximately 158 feet along the boundary of said
19 parcel to the northeast corner of parcel 0478-26-2409, thence in a southeasterly
20 direction approximately 357 feet along the boundary of said parcel to the northeast
21 corner of parcel 0478-26-2195, thence in a southeasterly direction approximately 304
22 feet along the boundary of said parcel to the northeast corner of parcel 0478-25-3828,
23 thence in a southeasterly direction approximately 277 feet along the boundary of said
24 parcel to the northeast corner of parcel 0478-25-3672, thence in a southeasterly
25 direction approximately 238 feet along the boundary of said parcel to the northeast
26 corner of parcel 0478-25-6422, thence in a southeasterly direction approximately 255
27 feet along the boundary of said parcel to the northeast corner of parcel 0478-24-6977,
28 thence in a southeasterly direction approximately 158 feet along the boundary of said
29 parcel to the northwest corner of parcel 0478-25-9151, thence in a northeasterly
30 direction approximately 308 feet along the boundary of said parcel, thence in a
31 southeasterly direction approximately 179 feet along the boundary of said parcel, thence
32 in a northeasterly direction approximately 710 feet along the boundary of said parcel,
33 thence in a southeasterly direction approximately 20 feet along the boundary of said
34 parcel to the northeast corner of parcel 0478-34-1914, thence in a southeasterly
35 direction approximately 23 feet along the boundary of said parcel to the northeast corner
36 of parcel 0478-34-8800, thence in a southeasterly direction approximately 674 feet
37 along the boundary of said parcel, thence in a southwesterly direction approximately
38 129 feet along the boundary of said parcel to the southeast corner of parcel
39 0478-34-3771, thence in a southwesterly direction approximately 20 feet along the
40 boundary of said parcel to the southeast corner of parcel 0478-34-2438, thence in a
41 southwesterly direction approximately 20 feet along the boundary of said parcel to the
42 southeast corner of parcel 0478-34-7349, thence in a southwesterly direction
43 approximately 494 feet along the boundary of said parcel to the southwest corner of
44 parcel 0478-34-2364, thence in a southwesterly direction approximately 449 feet along

1 the boundary of said parcel, thence in a northwesterly direction approximately 210 feet
2 along the boundary of said parcel to the northwest corner of parcel 0478-34-2364,
3 thence in a northwesterly direction approximately 60 feet along the boundary of said
4 parcel to the southeast corner of parcel 0478-24-7577, thence in a southwesterly
5 direction approximately 348 feet along the boundary of said parcel to the southeast
6 corner of parcel 0478-24-4407, thence in a southwesterly direction approximately 430
7 feet along the boundary of said parcel, thence in a northwesterly direction
8 approximately 460 feet along the boundary of said parcel to the southeast corner of
9 parcel 0478-14-9752, thence in a southwesterly direction approximately 320 feet along
10 the boundary of said parcel to the southeast corner of parcel 0478-14-7626, thence in a
11 southwesterly direction approximately 160 feet along the boundary of said parcel to the
12 southeast corner of parcel 0478-14-4670, thence in a southwesterly direction
13 approximately 370 feet along the boundary of said parcel to the southeast corner of
14 parcel 0478-14-2415, thence in a southwesterly direction approximately 247 feet along
15 the boundary of said parcel to the eastern right-of-way of Baywood Rd., thence in a
16 southwesterly direction approximately 70 feet across Baywood Rd. to the northeast
17 corner of parcel 0478-04-7401, thence in a southwesterly direction approximately 139
18 feet to the northeast corner of parcel 0468-93-8406, thence in a southwesterly direction
19 approximately 275 feet to the northeast corner of parcel 0478-03-7970, thence in a
20 southwesterly direction approximately 165 feet to the northeast corner of parcel
21 0478-03-1716, thence in a southwesterly direction approximately 128 feet to the
22 northeast corner of parcel 0478-03-4412, thence in a southwesterly direction
23 approximately 249 feet to the northeast corner of parcel 0478-03-2191, thence in a
24 southwesterly direction approximately 328 feet to the northeast corner of parcel
25 0478-02-2827, thence in a southwesterly direction approximately 180 feet to the
26 northeast corner of parcel 0478-92-9698, thence in a southwesterly direction
27 approximately 180 feet to the northeast corner of parcel 0478-02-0594, thence in a
28 southwesterly direction approximately 458 feet along the eastern boundary of parcel
29 0478-02-0310 to the northwestern right-of-way of Murphy Rd., thence along said right-
30 of-way in a southwesterly direction approximately 74 feet to a point in the southern
31 boundary of said parcel, said point being in the northern right-of-way margin of Murphy
32 Road, thence in a northeasterly direction along the southern boundary of said parcel
33 approximately 227 feet to the southwestern corner of said parcel, thence in a northerly
34 direction approximately 10 feet to the southeastern corner of parcel 0468-93-8406,
35 thence along the southern boundary of said parcel in a northwesterly direction
36 approximately 204 feet to the southwesterly corner of said parcel, thence in a
37 southeasterly direction approximately 60 feet crossing Murphy Road to a point being in
38 the southern right-of-way margin of Murphy Road, said point being the northeastern
39 corner of parcel 0468-92-3192, thence in a southwestern direction approximately 290
40 feet to the southeastern corner of said parcel, thence along the southern boundary of said
41 parcel in a northwesterly direction approximately 285 feet to the southwestern corner of
42 said parcel, thence in a northeasterly direction approximately 263 feet to a point in the
43 southern right-of-way margin of Murphy Road, thence along said margin approximately
44 90 feet to the northeastern corner of parcel 0468-92-0292, thence along the eastern

1 boundary of said parcel in a southwesterly direction approximately 264 feet to the
2 southeastern corner of said parcel, thence along the southern boundary of said parcel in
3 a northwesterly direction approximately 171 feet to the southeastern corner of parcel
4 0468-82-9238, thence along said southern boundary in northwesterly direction
5 approximately 170 feet to the southeastern corner of parcel 0468-82-7373, thence along
6 said southern boundary in a northwesterly direction approximately 170 feet to the
7 southeastern corner of parcel 0468-82-6318, thence along said southern boundary in a
8 northwesterly direction approximately 170 feet to the southwestern corner of said
9 parcel, thence along the western boundary of said parcel in a northeasterly direction
10 approximately 250 feet to a point in the southern right-of-way margin of Murphy Road,
11 thence along said margin in a northwesterly direction approximately 198 feet to the
12 northeast corner of parcel 0468-82-2660, thence in a southwesterly direction along the
13 eastern boundary of said parcel approximately 165 feet to the southern corner of said
14 parcel, thence in a northwesterly direction approximately 155 feet to the northwestern
15 corner of said parcel said corner being in the southern right-of-way margin of Murphy
16 Road, thence in northwesterly direction approximately 110 feet to the eastern corner of
17 parcel 0468-72-9720, thence along the eastern boundary of said parcel in a
18 southwesterly direction approximately 258 feet to the southern corner of said parcel,
19 thence in a northwesterly direction along the southern boundary of said parcel
20 approximately 170 feet to the southern corner of parcel 0468-72-8801, thence in a
21 northwesterly direction along the southern boundary of said parcel approximately 170
22 feet to the southern corner of parcel 0468-72-6973, thence in a northwesterly direction
23 along the southern boundary of said parcel approximately 170 feet to the southern
24 corner of parcel 0468-73-5054, thence in a northwesterly direction along the southern
25 boundary of said parcel approximately 170 feet to the southern corner of parcel 0468-
26 73-4137, thence in a northwesterly direction along the southern boundary of said parcel
27 approximately 170 feet to the southern corner of parcel 0468-73-3209, thence in a
28 northwesterly direction along the southern boundary of said parcel approximately 170
29 feet to the southeastern corner of parcel 0468-73-1358, thence along the southern
30 boundary of said parcel in a southwesterly direction approximately 90 feet to the
31 southwest corner of said parcel, thence with the western boundary of said parcel
32 approximately 214 feet to the southeast corner of parcel 0468-63-8638, thence
33 continuing along the southern boundary of said parcel in a northwesterly direction
34 approximately 377 feet to the southwestern corner of said parcel, thence northerly along
35 the western boundary of said parcel approximately 343 feet to the southern right-of-way
36 margin of Murphy Road, thence with the margin of Murphy Road in a northwesterly
37 direction approximately 22 feet to the northeastern corner of parcel 0468-63-4686,
38 thence along the eastern boundary of said parcel in a southwesterly direction
39 approximately 937 feet to the southeastern corner of said parcel, thence with the
40 southern boundary of said parcel in a northwesterly direction approximately 78 feet to
41 the southeastern corner of parcel 0468-63-3793, thence with southern boundary of said
42 parcel in a northwesterly direction approximately 80 feet to the southeastern corner of
43 parcel 0468-63-2789, thence with southern boundary of said parcel in a northwesterly
44 direction approximately 105 feet to the southeastern corner of parcel 0468-63-1874,

1 thence along the southern boundary of said parcel in a northwesterly direction
2 approximately 140 feet to the southeastern corner of parcel 0468-63-0951, thence along
3 the southern boundary of said parcel in a northwesterly direction approximately 151 feet
4 to the southeastern boundary of parcel 0468-53-8949, thence continuing along the
5 southern boundary of said parcel in a northwesterly direction approximately 327 feet to
6 the southeastern corner of parcel 0468-54-6056, thence northwesterly along the
7 boundary of said parcel approximately 419 feet to the southeastern corner of parcel
8 0468-54-3373, thence along the southern boundary of said parcel in a northwesterly
9 direction approximately 442 feet to the eastern margin of Creek Bottom Trail, thence
10 crossing Creek Bottom Trail in a northwesterly direction approximately 75 feet to the
11 southeastern corner of parcel 0468-44-9465, thence along the southern boundary of said
12 parcel approximately 360 feet to the southwestern corner of said parcel, thence along
13 the western boundary of said parcel in a northeasterly direction approximately 115 feet
14 to the southern right-of-way margin of Murphy Road, thence along the said margin in a
15 northwesterly direction approximately 123 feet to the northeastern corner of parcel
16 0468-44-5545, thence along the eastern boundary of said parcel in a southwesterly
17 direction approximately 209 feet to the southeastern corner of said parcel, thence along
18 the southern boundary of said parcel in a northwesterly direction approximately 80 feet
19 to the southwestern corner of said parcel, thence along the western boundary in a
20 northeasterly direction approximately 160 feet to the eastern right-of-way of Sanderosa
21 Road where it intersects with Murphy Road, thence along the eastern right-of-way of
22 Sanderosa Road and the western boundary of parcel 0468-53-6023 in a southwesterly
23 direction approximately 173 feet, thence continuing with the western boundary of said
24 parcel in a southwesterly direction approximately 205 feet to the northwestern corner
25 parcel of 0468-44-1177 said point also being in the eastern right-of-way margin of
26 Sanderosa Road, thence along the western boundary of said parcel in a southwesterly
27 direction approximately 567 feet to a point the eastern right-of-way margin of
28 Sanderosa Road, thence continuing along the margin in a southwesterly direction
29 approximately 101 feet to the northeast corner of parcel 0468-43-2118, thence along the
30 western boundary of said parcel in a southwesterly direction approximately 400 feet,
31 thence in a southwesterly direction crossing Sanderosa Road to the northern corner of
32 parcel 0468-32-3840, thence along the western boundary of said parcel in a
33 southwesterly direction, also being the eastern right-of-way margin of I-95 North,
34 approximately 660 feet to the northern corner of parcel 0468-32-0243, thence with the
35 western boundary of said parcel in a southwesterly direction approximately 1167 feet to
36 the northwestern corner of parcel 0468-21-9783, thence along the western boundary of
37 said parcel and continuing with the eastern right-of-way margin of I-95 North in a
38 southwesterly direction approximately 360 feet to the northwestern corner of parcel
39 0468-31-2414, thence with the western boundary of said parcel in a southwesterly
40 direction approximately 401 feet to the northwestern corner of parcel 0468-31-2137,
41 thence with the western boundary of said parcel also being the eastern right-of-way
42 margin of I-95 North in a southwesterly direction approximately 310 feet to the
43 northeastern corner of parcel 0468-31-5006, thence along the western boundary of said
44 parcel in a southwesterly direction approximately 137 feet to a point in the eastern right-

1 of-way margin of I-95 North, said point also being the northwestern corner of parcel
2 0467-49-1752, thence with the western boundary of said parcel in a southwesterly
3 direction approximately 484 feet to northwestern corner of parcel 0467-39-4168, thence
4 continuing with the western boundary of said parcel in a southwesterly direction
5 approximately 465 feet to the southwestern corner of said parcel, thence in an easterly
6 direction approximately 51 feet to the northwest corner of parcel 0467-29-3578, thence
7 along the western boundary of said parcel also being the eastern right-of-way of White
8 Plains Drive in a southwesterly direction approximately 75 feet to the northern right-of-
9 way of Sara Lane, thence crossing said right-of-way in a southwesterly direction
10 approximately 50 feet to the northwestern corner of parcel 0467-29-3442, thence along
11 the western boundary of said parcel in a southwesterly direction approximately 79 feet
12 to the northwestern corner of parcel 0467-29-3322, thence along the western boundary
13 of said parcel in a southwesterly direction approximately 100 feet to the northwestern
14 corner of parcel 0467-29-3202, thence along the western boundary of said parcel in a
15 southwesterly direction approximately 100 feet to the northwestern corner of parcel
16 0467-29-2182, thence along the western boundary of said parcel in a southwesterly
17 direction approximately 100 feet to the northwestern corner of parcel 0467-29-2062,
18 thence along the western boundary of said parcel in a southwesterly direction
19 approximately 100 feet to the northwestern corner of parcel 0467-28-2942, thence along
20 the western boundary of said parcel in a southwesterly direction approximately 100 feet
21 to the northwestern corner of parcel 0467-28-2823, thence along the western boundary
22 of said parcel in a southwesterly direction approximately 100 feet to the northwestern
23 corner of parcel 0467-28-2701, thence along the western boundary of said parcel in a
24 southwesterly direction approximately 147 feet to the northwestern corner of parcel
25 0467-28-1549, thence along the western boundary of said parcel in a southwesterly
26 direction approximately 130 feet to the southwestern corner of said parcel, thence in an
27 easterly direction along the southern boundary of said parcel approximately 30 feet, to
28 the northwestern corner of parcel 0467-28-1446, thence along the western boundary of
29 said parcel in a southwesterly direction approximately 121 feet to the northwestern
30 corner of parcel 0467-28-1314, thence along the western boundary of said parcel in a
31 southwesterly direction approximately 125 feet to the northwestern corner of parcel
32 0467-28-0282, thence along the western boundary of said parcel in a southwesterly
33 direction approximately 137 feet to the northern margin of Mercedes Drive, thence
34 crossing Mercedes Drive in a southwesterly direction approximately 50 feet to the
35 northwestern corner of parcel 0467-28-0045, thence along the western boundary of said
36 parcel in a southwesterly direction approximately 137 feet to the northwestern corner of
37 parcel 0467-27-0913, thence along the western boundary of said parcel in a
38 southwesterly direction approximately 125 feet to the northwestern corner of parcel
39 0467-17-9881, thence along the western boundary of said parcel in a southwesterly
40 direction approximately 134 feet to the southwestern corner of said parcel, said point
41 also being in the eastern right-of-way margin of White Plains Drive, thence in an
42 westerly direction crossing White Plains Drive, I-95 North and I-95 South
43 approximately 550 feet to the southeastern corner of parcel 0457-98-3830, thence with
44 the southern boundary of said parcel in a westerly direction approximately 1222 feet to

1 the eastern right-of-way margin of Rock Hill Road, thence crossing said right-of-way in
2 an easterly direction approximately 50 feet to the southeastern corner of parcel 0457-98-
3 3830, thence with the southern boundary of said parcel in a westerly direction
4 approximately 1463 feet to the southwestern corner of said parcel, thence northerly
5 along the western boundary of said parcel approximately 1940 feet to the southwestern
6 corner of parcel 0457-89-5961, thence along the western boundary of said parcel in a
7 northerly direction approximately 379 feet to a point in the western boundary of parcel
8 0458-90-5360, thence with western boundary of said parcel in a northwesterly direction
9 approximately 543 feet to the northwestern corner of said parcel, thence along the
10 northern boundary of said parcel in an easterly direction approximately 327 feet to a
11 point in the western boundary of parcel 0458-91-3073, thence with said western
12 boundary in a northerly direction approximately 688 feet to the southeastern corner of
13 parcel 0458-81-3678, thence with the southern boundary of said parcel in a
14 southwesterly direction approximately 435 feet to the southeastern corner of parcel
15 0458-81-0757, thence along southern boundary of said parcel approximately 10 feet to
16 the southwestern corner of said parcel, continuing along the western boundary of said
17 parcel approximately 652 feet to a point in the southern boundary of parcel 0458-71-
18 5934, thence with southern boundary in a westerly direction approximately 601 feet to
19 the southeastern corner of parcel 0458-72-0025, thence with southern boundary of said
20 parcel in a westerly direction approximately 179 feet to the southeastern corner of
21 parcel 0458-61-9831, thence with southern boundary of said parcel in a westerly
22 direction approximately 310 feet to a point in the eastern boundary of parcel 0458-61-
23 7782, thence crossing said parcel in a westerly direction approximately 60 feet to the
24 southeastern corner of parcel 0458-61-7967, thence with the southern boundary of said
25 parcel in a westerly direction approximately 161 feet to a point in the eastern boundary
26 of parcel 0458-61-4648, thence continuing with the eastern boundary of said parcel in a
27 southerly direction approximately 95 feet to the northeastern corner of parcel 0458-61-
28 3440, thence with the eastern boundary of said parcel in a southerly direction
29 approximately 330 feet to the northeastern corner of parcel 0458-61-4240, thence with
30 the eastern boundary of said parcel in a southerly direction approximately 105 feet to
31 the northeast corner of parcel 0458-61-4049, thence with the eastern boundary of said
32 parcel in a southerly direction approximately 105 feet to a point in the eastern boundary
33 of parcel 0458-61-3005, thence continuing with said eastern boundary in a southerly
34 direction approximately 112 feet to the northeast corner of parcel 0458-60-3788, thence
35 along the eastern boundary of said parcel in a southerly direction approximately 363
36 feet to the northeast corner of parcel 0458-60-3592, thence along the eastern boundary
37 of said parcel in a southerly direction approximately 293 feet to the northeast corner of
38 parcel 0458-60-4204, thence along the eastern boundary of said parcel in a southerly
39 direction approximately 286 feet to the northeast corner of parcel 0458-60-4021, thence
40 along the eastern boundary of said parcel in a southerly direction approximately 178
41 feet to the northeast corner of parcel 0457-69-4724, thence along the eastern boundary
42 of said parcel in a southerly direction approximately 368 feet to the northeast corner of
43 parcel 0457-69-3083, thence along the eastern boundary of said parcel in a southerly
44 direction approximately 758 feet, thence westerly along said parcel approximately 88

1 feet to a point in the eastern boundary of said parcel, thence continuing southerly along
2 the eastern boundary approximately 295 feet to the southeastern corner of said parcel,
3 thence westerly along the southern boundary of said parcel approximately 169 feet to
4 the southeastern corner of parcel 0457-68-1651, thence in a westerly direction
5 approximately 220 feet along the boundary of said parcel to the southeast corner of
6 parcel 0457-58-9621, thence in a westerly direction approximately 202 feet along the
7 boundary of said parcel to the southeast corner of parcel 0457-58-7559, thence in a
8 westerly direction approximately 199 feet along the boundary of said parcel to the
9 southeast corner of parcel 0457-58-6620, thence in a westerly direction approximately
10 100 feet along the boundary of said parcel to the southeast corner of parcel
11 0457-58-5529, thence in a westerly direction approximately 100 feet along the boundary
12 of said parcel to the southeast corner of parcel 0457-58-4529, thence in a westerly
13 direction approximately 122 feet along the boundary of said parcel to the southeastern
14 right-of-way of Jimree Ave., thence in a westerly direction approximately 210 feet
15 along the right-of-way of Jimree Ave., thence in a northeasterly direction approximately
16 60 feet along the right-of-way of Jimree Ave. to the southern boundary of parcel
17 0457-58-1614, thence in an easterly direction approximately 10 feet to the
18 southwestern corner of parcel 0457-58-2633, thence along the western boundary of said
19 parcel in a northeasterly direction approximately 152 feet to the southwest corner of
20 parcel 0457-58-2767, thence along the western boundary of said parcel in a
21 northeasterly direction approximately 138 feet to the southwest corner of parcel 0457-
22 58-2981, thence along the western boundary of said parcel in a northeasterly direction
23 approximately 138 feet to the southwest corner of parcel 0457-59-3004, thence along
24 the western boundary of said parcel in a northeasterly direction approximately 138 feet
25 to the southwest corner of parcel 0457-59-3128, thence along the western boundary of
26 said parcel in a northerly direction approximately 140 feet to the southwest corner of
27 parcel 0457-59-3323, thence along the western boundary of said parcel in a northerly
28 direction approximately 144 feet to the southwest corner of parcel 0457-59-3409, thence
29 along the western boundary of said parcel in a northwesterly direction approximately
30 155 feet to the southwest corner of parcel 0457-59-2684, thence along the western
31 boundary of said parcel in a northwesterly direction approximately 155 feet to the
32 southwest corner of parcel 0457-59-2769, thence along the western boundary of said
33 parcel in a northwesterly direction approximately 155 feet to the southwest corner of
34 parcel 0457-59-2945, thence along the western boundary of said parcel in a
35 northwesterly direction approximately 155 feet to the southwest corner of parcel 0458-
36 50-2110, thence along the western boundary of said parcel in a northwesterly direction
37 approximately 155 feet to the southwest corner of parcel 0458-50-1296, thence along
38 the western boundary of said parcel in a northwesterly direction approximately 155 feet
39 to the southwest corner of parcel 0458-50-1461, thence along the western boundary of
40 said parcel in a northwesterly direction approximately 155 feet to the southwest corner
41 of parcel 0458-50-1537, thence along the western boundary of said parcel in a
42 northwesterly direction approximately 155 feet to the southwest corner of parcel 0458-
43 50-0792, thence along the western boundary of said parcel in a northwesterly direction
44 approximately 151 feet to the southwest corner of parcel 0458-50-0866, thence in a

1 southerly direction approximately 446 feet to the southern most corner of parcel 0458-
2 41-7092, thence in a northerly direction along the western boundary of said parcel
3 approximately 228 feet to a point in the western boundary of said parcel, thence
4 continuing along said boundary in a northwesterly direction approximately 775 feet to a
5 point in the western boundary of said parcel, thence in a northeasterly direction
6 approximately 115 feet to the southern right-of-way margin of Dunn Road said point
7 also being located in the northern boundary of parcel 0457-49-4668, thence in a
8 southwesterly direction along said northern boundary approximately 347 feet to the
9 northeastern corner of parcel 0458-41-2053, thence along the eastern boundary of said
10 parcel in a southeasterly direction approximately 209 feet to the northeast corner of
11 parcel 0458-40-3840, thence along the eastern boundary of said parcel in a southeasterly
12 direction approximately 300 feet to the southeastern corner of said parcel, thence along
13 the southern boundary of said parcel in a southwesterly direction approximately 119 feet
14 to the southwest corner of said parcel, thence along the western boundary of said parcel
15 in a northwesterly direction approximately 282 feet to a point in the southern boundary
16 of parcel 0458-40-1966, thence in a southwesterly direction along said southern
17 boundary approximately 80 feet to the southeastern corner of parcel 0458-40-0825,
18 thence with the southern boundary of said parcel in southwesterly direction
19 approximately 280 feet to a point in the eastern boundary of parcel 0458-30-8598,
20 thence continuing along the eastern boundary of said parcel in a southeasterly direction
21 approximately 315 feet to the southeastern corner of said parcel, thence along the
22 southern boundary of said parcel in a southwesterly direction approximately 189 feet to
23 the southeast corner of parcel 0458-30-7348, thence with the southern boundary of said
24 parcel in a southwesterly direction approximately 88 feet to the northeast corner of
25 parcel 0458-30-7230, thence with the eastern boundary of said parcel in a southerly
26 direction approximately 112 feet to the southeast corner of said parcel, thence along the
27 southern boundary of said parcel in a southwesterly direction approximately 192 feet to
28 the eastern right-of-way margin of Al Ray Road, thence along the western boundary of
29 said parcel in a northerly direction approximately 112 feet to the southwestern corner of
30 parcel 0458-30-7348, thence continuing along said eastern right-of-way margin of Al
31 Ray Road with the western boundary of said parcel in a northerly direction
32 approximately 250 feet to the southwestern corner of parcel 0458-30-6680, thence
33 continuing along said eastern right-of-way margin of Al Ray Road with the western
34 boundary of said parcel in a northwesterly direction approximately 196 feet to the
35 southern right-of-way margin of Dunn Road, thence in a northwesterly direction
36 crossing said right-of-way approximately 60 feet to a point in the southern boundary of
37 parcel 0458-30-5803, thence along the southern boundary of said parcel in a
38 southwesterly direction approximately 210 feet to the southwest corner of said parcel,
39 thence along the western boundary of said parcel in a northeasterly direction
40 approximately 350 feet to the northwest corner of said parcel, thence along the northern
41 boundary of said parcel in a northeasterly direction approximately 257 feet to the
42 northeast corner of said parcel, thence in a northerly direction along the western
43 boundary of parcel 0458-31-6159 approximately 171 feet to a point, thence along said
44 parcel boundary in a westerly direction approximately 65 feet to a point, thence along

1 the western most boundary of said parcel in a northerly direction approximately 203 feet
2 to the southern right-of-way of I-95 North said point also being the northwest corner of
3 said parcel, thence in a northeasterly direction approximately 205 feet along the
4 boundary of said parcel to the northwest corner of parcel 0458-31-7293, thence in a
5 northeasterly direction approximately 110 feet to the northwest corner of parcel 0458-
6 31-9312, thence in a northeasterly direction approximately 103 feet along the boundary
7 of said parcel to the northwest corner of parcel 0458-31-9490, thence in a northeasterly
8 direction approximately 90 feet along the boundary of said parcel to the northwest
9 corner of parcel 0458-41-0499, thence in a northeasterly direction approximately 184
10 feet along the boundary of said parcel to the northwest corner of parcel 0458-41-4905,
11 thence in a northeasterly direction approximately 522 feet along the boundary of said
12 parcel to the northwest corner of parcel 0458-41-7807, thence in a northeasterly
13 direction approximately 324 feet along the boundary of said parcel to the northeast
14 corner of said parcel, thence in a southerly direction approximately 20 feet to the
15 northwest corner of parcel 0458-52-1268, thence in a northeasterly direction
16 approximately 719 feet along the boundary of said parcel to the northeast corner of said
17 parcel, thence in a northwesterly direction approximately 935 feet across the right-of-
18 way of Interstate 95 to the point of BEGINNING, said point being the southeast corner
19 of parcel 0458-43-9229 and the western right-of-way of Dobbin Holmes Rd.

20 "Section 2.2. **Annexation Restrictions.** (a) The Town of Eastover shall not annex
21 any of the following described property:

22 Beginning at a point, in the eastern right-of-way margin of Rich Walker Road and the
23 center line of I-295, thence in a northwesterly direction approximately 10533 feet to the
24 western bank of the Cape Fear River, thence in a southerly direction as the River
25 meanders to the existing Fayetteville City limit line, said point being the southeastern
26 boundary of parcel 0530-91-3792, thence crossing said Cape Fear River to the eastern
27 bank, said point being in the line of parcel 0449-49-3093, thence meandering in a
28 southerly direction with the eastern bank of the Cape Fear River to the northwest corner
29 of parcel 0448-26-3099, said point being the Fayetteville City limit line, thence in a
30 northeasterly direction along boundary line and Fayetteville City limit line
31 approximately 1750 feet to the northeast corner of said parcel, thence in a southerly
32 direction along the boundary of said parcel and Fayetteville City limit line
33 approximately 2600 feet to the southwest corner of parcel 0448-36-0682, thence in a
34 northeasterly direction along Fayetteville City limit line approximately 2225 feet to the
35 southwest corner of parcel 0448-57-2157, thence continuing along Fayetteville City
36 limit line in a northerly direction approximately 420 feet to the northwest corner of said
37 parcel, thence in a northeasterly direction approximately 425 feet to the northeast corner
38 of said parcel, thence along Fayetteville City limit line in a southerly direction
39 approximately 1115 feet to the northeast corner of parcel 0448-56-3152, thence in a
40 southwesterly direction approximately 300 feet to the northwest corner of said parcel,
41 thence in a southerly direction approximately 200 feet to the southwest corner of said
42 parcel, thence in a northeasterly direction approximately 300 feet to the western right-
43 of-way margin of River Road, thence in a southerly direction along said right-of-way
44 margin approximately 55 feet to the northern right-of-way margin of the railroad, thence

1 in a southwesterly direction along Fayetteville City limit line and the right-of-way
2 margin of the railroad to the southeastern corner of parcel 0448-23-4912, thence in a
3 northwesterly direction approximately 150 feet to the northeastern corner of said parcel,
4 thence in a southwesterly direction approximately 100 feet to the northwest corner of
5 said parcel, thence in a southeasterly direction approximately 150 feet to the northern
6 right-of-way margin of the railroad, thence along Fayetteville City limit line and said
7 right-of-way margin in a southwesterly direction to the eastern bank of the Cape Fear
8 River, thence in southerly direction as the River meanders to the southwestern boundary
9 of parcel 0447-36-7656, said point also being the Fayetteville City limit line, thence in
10 an easterly direction along Fayetteville City Limit line and northern right-of-way
11 margin of Middle River Lp approximately 1542 feet to the southwest corner of parcel
12 0447-57-2140, thence in a northwesterly direction approximately 383 feet to the
13 northwest corner of said parcel, thence in a northeasterly direction approximately 530
14 feet to the northeastern corner of said parcel, thence continuing along said boundary line
15 in a southeasterly direction approximately 650 feet to the northern right-of-way of
16 Middle River Loop, thence continuing along Fayetteville City limit line in an easterly
17 direction crossing Middle River LP, I-95 Business S on ramp, Middle Road and I-95
18 Business S off ramp approximately 2072 feet to the southeast corner of parcel 0447-77-
19 6665, said point being in the northern right-of-way margin of I-95 and the western right-
20 of-way margin of Hollywood Boulevard, thence continuing along Fayetteville City limit
21 line and the northern right-of-way margin of I-95 in an easterly direction approximately
22 1300 feet to a point in the boundary of parcel 0447-89-9033, thence continuing to
23 follow Fayetteville City limit line in a southeasterly direction crossing the right-of-way
24 margin of I-95 to a point in the southern right-of-way margin of Dunn Road, thence
25 continuing to follow Fayetteville City limit line and the southern right-of-way margin of
26 Dunn Road in a southwesterly direction to the northeast corner of parcel 0447-75-4904,
27 thence in a southerly direction along Fayetteville City limit line to a point in the
28 northwest corner of parcel 0447-74-2116, thence continuing in a southeasterly direction
29 approximately 50 feet to the western margin of N. Plymouth Street, thence in a easterly
30 direction crossing N. Plymouth Street to the eastern right-of-way following Fayetteville
31 City limit line, thence in a southerly direction along the eastern right-of-way margin of
32 N. Plymouth Street to the intersection of the eastern right-of-way margin of N.
33 Plymouth Street and the southern right-of-way margin of NC Hwy 24, said point being
34 the northwest corner of parcel 0447-72-3017, thence in an easterly direction to the
35 northeast corner of said parcel continuing to follow Fayetteville City limit line, thence
36 along the southern right-of-way margin of NC Hwy 24 in a easterly direction
37 approximately 381 feet to the northeast corner of said parcel, thence in a southeasterly
38 direction approximately 171 feet to a point in said parcel, thence in a westerly direction
39 approximately 210 feet to a point in said parcel, thence in a southeasterly direction
40 approximately 342 feet to the southeastern boundary of said parcel, thence in a
41 southwesterly direction approximately 406 feet to the eastern right-of-way margin of N.
42 Plymouth Street, thence in a southerly direction approximately 968 feet to the northern
43 right-of-way margin of Clinton Road, thence following the Fayetteville City limit line to
44 a point in the southern boundary of parcel 0447-71-3194, thence crossing the right-of-

1 way margin of Clinton Road and the right-of-way of railroad to the northwestern corner
2 of parcel 04556-79-9546, thence in a southwesterly direction approximately 943 feet to
3 a point in said parcel, thence in a southeasterly direction approximately 425 feet to a
4 point in said parcel, thence in southwesterly direction approximately 105 feet to the
5 southwestern corner of said parcel, thence in northwesterly direction approximately 210
6 feet to the northwestern corner of parcel 0446-88-5562, thence in a southerly direction
7 approximately 327 feet to a point in parcel 0446-78-4625, thence in a northeasterly
8 direction approximately 113 feet to a point in said parcel, thence in a southerly
9 direction approximately 94 feet to a point in said parcel, thence in a southwesterly
10 direction approximately 79 feet to a point in said parcel, thence in a southerly direction
11 approximately 46 feet to the southeastern corner of said parcel, thence in a southeasterly
12 direction approximately 751 feet to the eastern corner of parcel 0446-78-9081, thence in
13 a southwesterly direction approximately 200 feet to the eastern right-of-way margin of
14 Sapona Road, thence in southeasterly direction approximately 250 feet along said
15 margin, thence crossing said right-of-way in a westerly direction approximately 60 feet
16 to the southeast corner of parcel 0446-77-8796, thence in a southeasterly direction
17 approximately 75 feet to the southeast corner of parcel 0446-87-0609, thence in a
18 southwesterly direction approximately 155 feet to the southwest corner of said parcel,
19 thence in a southwesterly direction approximately 2750 feet to a point in the northern
20 margin of parcel 0446-74-3948, thence in northeasterly direction approximately 525
21 feet to the northeastern corner of said parcel, thence in a southerly direction
22 approximately 310 feet to a point in Twin Ponds Drive, thence in a westerly direction
23 approximately 20 feet to the northeastern corner of parcel 0446-74-3678, thence in a
24 southerly direction along the western right-of-way margin of Twin Ponds Drive
25 approximately 265 feet to the northeast corner of parcel 0446-74-6442, thence in a
26 southwesterly direction approximately 170 feet to the northeast corner of parcel 0446-
27 74-4386, thence in a westerly direction approximately 210 feet to the northwest corner
28 of said parcel, thence in a southeasterly direction approximately 200 feet to the
29 southwest corner of parcel 0446-74-5266, thence in northeasterly direction
30 approximately 315 feet to the western right-of-way margin of Twin Ponds Drive, thence
31 with said right-of-way margin in a southerly direction approximately 175 feet to the
32 southeast corner of parcel 0446-74-5131, thence in a westerly direction approximately
33 325 feet to a point in said parcel, thence in a southeasterly direction approximately 375
34 feet to a point in parcel 0446-73-5588, thence in a easterly direction approximately 90
35 feet to the northeast corner of said parcel, thence in a southerly direction approximately
36 130 feet to the southeast corner of said parcel, thence along the southern boundary of
37 said parcel in a westerly direction approximately 70 feet to a point in the northern right-
38 of-way margin of Peteland Drive, thence in a southerly direction crossing said right-of-
39 way approximately 60 feet to the northeast corner of parcel 0446-73-6338, thence with
40 the Fayetteville City limit line in a southeasterly direction approximately 1633 feet to a
41 point in the northern boundary of parcel 0446-81-4825, thence in a northeasterly
42 direction with the Fayetteville City limit line 386 feet to a point in the western boundary
43 of parcel 0446-94-3030, thence in a southerly direction approximately 450 feet to the
44 southeastern corner of parcel 0446-81-4559, thence in a southwesterly direction

1 approximately 200 feet to the northeast corner of parcel 0446-81-4471, thence in a
2 southeasterly direction approximately 325 feet to the southern right-of-way margin of L
3 A Dunham Road, thence following Fayetteville City limit line and the southern right-of-
4 way margin of L A Dunham Road to the northeast corner of parcel 0456-11-0651,
5 thence in a southerly direction approximately 839 feet to a point in said parcel, thence in
6 a northeasterly direction approximately 660 feet to the southeast corner of parcel 0456-
7 12-8048, thence in a northeasterly direction approximately 902 feet to the northwestern
8 corner of parcel 0456-32-1403, thence in a northeasterly direction to the southwest
9 corner of parcel 0456-45-1358, thence continuing along the Fayetteville City limit line
10 in a northerly direction approximately 2140 feet to a point, thence in a northeasterly
11 direction approximately 150 feet to the southwest corner of parcel 0456-24-3901, thence
12 in a southeasterly direction approximately 600 feet to the southeastern corner of parcel
13 0456-24-6763, thence in a northeasterly direction to the northern right-of-way margin of
14 Sunnyside School Road, thence in a southeasterly direction with the northern margin of
15 said right-of-way to a point in the western boundary of parcel 0456-45-1358, thence in a
16 northerly direction approximately 1120 feet to the northwestern corner of said parcel,
17 thence in a northeasterly direction approximately 2400 feet to the northeast corner of
18 said parcel, thence following Fayetteville City limit line and the eastern boundary of
19 said parcel in a southerly direction to the northern right-of-way margin of Sunnyside
20 School Road, thence along said right-of-way margin in an easterly direction
21 approximately 500 feet to a point, thence crossing said right-of-way margin in a
22 southerly direction approximately 60 feet to a point in the southern right-of-way margin,
23 thence in an easterly direction along right-of-way margin approximately 200 feet to the
24 northeast corner of parcel 0456-53-1890, thence in a southerly direction approximately
25 620 feet to the southwestern corner of parcel 0456-53-4620, thence in a easterly
26 direction approximately 470 feet to the southeast corner of parcel 0456-53-6554, thence
27 in a southerly direction approximately 530 feet to the southwest corner of parcel 0456-
28 53-8141, thence with the Fayetteville City limit line and the southern boundary of said
29 parcel to the northeast corner of parcel 0456-21-4388, thence in a southerly direction
30 approximately 50 feet to the southeastern corner of said parcel, thence along southern
31 boundary of said parcel in a southwesterly direction to the northwest corner of parcel
32 0456-42-5491, thence in northwesterly direction to a point in the boundary of parcel
33 0456-31-2266, thence in a northwesterly direction to the northern most point of said
34 parcel, thence in a southwesterly direction to the southwest corner of parcel 0456-20-
35 9898, thence in a northeasterly direction to the northwest corner of parcel 0456-20-
36 8003, thence along the western boundary of said parcel to the northeastern corner of
37 parcel 0455-19-5394, thence in a westerly direction along the northern boundary of said
38 parcel to the eastern right-of-way margin of Cedar Creek Road, thence continuing in a
39 southeasterly direction with the Fayetteville City limit line and the eastern right-of-way
40 margin of Cedar Creek Road to the southwest corner of parcel 0455-08-9918, thence in
41 a northeasterly direction to the northwest corner of said parcel, thence in a southeasterly
42 direction approximately 2609 feet to the western right-of-way margin of Jim Johnson
43 Road, thence along the western margin of said right-of-way in a northerly direction
44 approximately 435 feet following the Fayetteville City limit line, thence crossing said

1 right-of-way in a southeasterly direction to the western right-of-way margin of the I-95
2 S "off ramp", thence in a northeasterly direction approximately 745 feet to the
3 northeast corner of parcel 0455-39-8107, thence crossing I-95 in a southeasterly
4 direction to a point in the western boundary of parcel 0455-49-8027, thence continuing
5 with the Fayetteville City limit line in a southwesterly direction to the southwest corner
6 of parcel 0455-47-1944, thence in a southeasterly direction to the southwestern corner
7 of parcel 0455-47-7725, thence continuing Fayetteville City limit line in a northeasterly
8 direction to the northwest corner of parcel 0455-58-0008, thence in a southeasterly
9 direction approximately 420 feet to the northeast corner of parcel 0455-57-0862, thence
10 in a southwesterly direction to the northwest corner of parcel 0455-57-1567, thence in a
11 southeasterly direction approximately 339 feet to a point in the western boundary of
12 parcel 0455-57-6565, thence in a southwesterly direction to the northwest corner of
13 parcel 0455-57-2351, thence in a southeasterly direction approximately 175 feet to the
14 northeast corner of said parcel, thence in a northeasterly direction to the northwest
15 corner of parcel 0455-57-4223, thence in a southwesterly direction to the northern right-
16 of-way margin of Cedar Creek Road, thence in a southeasterly direction approximately
17 451 feet to a point in the northern margin of said right-of-way, thence crossing said
18 right-of-way in southwesterly direction approximately 400 feet to the southern most
19 corner of parcel 0455-56-4731, thence along the Fayetteville City limit line
20 approximately 682 feet to the southwestern corner of parcel 0455-56-0956, thence in a
21 northeasterly direction to the southeastern corner of parcel 0455-47-9067, thence along
22 the Fayetteville City limit line in a northwesterly direction approximately 293 feet to the
23 northwestern corner of parcel 0455-46-7872, thence in a southwesterly direction
24 approximately 450 feet to the southwest corner of said parcel, thence in a northwesterly
25 direction approximately 552 feet to the eastern right-of-way margin of I-95 N "off
26 ramp," thence in a southwesterly direction along the said eastern right-of-way margin
27 approximately 1718 feet to a point in the western boundary of parcel 0455-34-5949,
28 thence crossing the right-of-way of I-95 in a northwesterly direction to a point in the
29 western margin of I-95, thence along said western right-of-way margin approximately
30 865 feet to the southern most corner of parcel 0455-27-9181, thence in a northwesterly
31 direction approximately 357 feet to the eastern right-of-way margin of Jim Johnson
32 Road, thence crossing said right-of-way in a westerly direction to a point in the eastern
33 boundary of parcel 0455-27-3309, thence in a southerly direction along said eastern
34 boundary approximately 110 feet to the southeast corner of said parcel, thence in a
35 northwesterly direction approximately 1000 feet to the eastern right-of-way margin of
36 Bureau Drive, thence in a southwesterly direction along said right-of-way margin
37 approximately 197 feet to a point in said eastern right-of-way, thence in a northwesterly
38 direction approximately 320 feet to the southwest corner of parcel 0455-17-6410, thence
39 continuing along Fayetteville City limit line to the southeastern corner of parcel 0455-
40 18-5042, thence in a northwesterly direction approximately 1413 feet to the southwest
41 corner of parcel 0455-08-7444, thence with the western boundary of said parcel to the
42 southern right-of-way margin of Cedar Creek Road, thence along said right-of-way
43 margin in a northwesterly direction approximately 760 feet to a point in parcel 0445-99-
44 2413, thence in a southwesterly direction to the eastern right-of-way margin Fields

1 Road, thence in southwesterly direction along said margin to the northern most corner
2 of parcel 0445-97-3707, thence continuing along the northern margin of said parcel and
3 the Fayetteville City limit line approximately 2200 feet to the northeast corner of said
4 parcel, thence in a southeasterly direction to a point in the western boundary of parcel
5 0455-07-8478, thence in a southwesterly direction to the southern most corner of parcel
6 0445-97-3707, thence in a northwesterly direction approximately 2273 feet to the
7 western right-of-way margin of Fields Road, thence along the western right-of-way
8 margin of Fields Road to the southwestern corner of parcel 0445-89-8657, thence in a
9 northwesterly direction along Fayetteville City limit line approximately 875 feet to the
10 northwest corner of parcel 0446-80-5098, thence in a northeasterly direction to the
11 southwest corner of parcel 0446-80-6222, thence a northerly direction to the northwest
12 corner of said parcel, thence in a northeasterly direction along the northern boundary of
13 said parcel to the western right-of-way margin of Cedar Creek Road, thence in a
14 northwesterly direction along said right-of-way margin approximately 200 feet to the
15 southeast corner of parcel 0446-80-4596, thence in a southwesterly direction
16 approximately 183 feet to the southwest corner of said parcel, thence in a northwesterly
17 direction along the Fayetteville City limit line approximately 2190 feet to the northwest
18 corner of parcel 0446-72-5488, thence in an easterly direction approximately 400 feet to
19 the western right-of-way margin of Cedar Creek Road, thence along said right-of-way
20 margin to the southeast corner of parcel 0446-63-9772, thence in a southwesterly
21 direction approximately 597 feet to the southwest corner of said parcel, thence in a
22 northwesterly direction approximately 542 feet to the northwest corner of parcel 0446-
23 63-8905, thence along Fayetteville City limit line in southwesterly direction to the
24 western bank of the Cape Fear River, thence as the River meanders to a point in the
25 boundary of parcel 0464-66-7978, thence along the boundary of said parcel in a
26 northeasterly direction to the western right-of-way margin of Cedar Creek Road said
27 point being in the eastern right-of-way margin of railroad, thence continuing with the
28 right-of-way margin of the railroad in a northeasterly/northerly direction to the southern
29 right-of-way margin of Old Vander Road, thence continuing in a northerly direction
30 along said railroad right-of-way to a point in the western boundary of parcel 0476-30-
31 3574, thence in a northeasterly direction to the northwest corner of said parcel, thence in
32 a northeasterly direction to a point in the western boundary of parcel 0476-64-1000,
33 thence in a northwesterly direction to another point in said boundary, thence in a
34 northeasterly direction to a point in said boundary, thence in southeasterly direction to
35 the southwest corner of parcel 0476-45-9857, thence along the western boundary of said
36 parcel in a northeasterly direction to the southeastern corner of parcel 0476-46-4179,
37 thence in a northwesterly direction approximately 700 feet to the southwest corner of
38 said parcel, thence in a northeasterly direction approximately 1800 feet to the northeast
39 corner of parcel 0476-36-8586, thence in a northwesterly direction approximately 165
40 feet to a point in the northern margin of said parcel, thence crossing right-of-way of
41 Clinton Road in a northerly direction to the southeast corner of parcel 0476-47-5726,
42 thence in a northwesterly direction to the southern most corner of parcel 0476-47-2998,
43 thence along southern boundary of said parcel approximately 154 feet to the southeast
44 corner of said parcel, thence in a northerly direction approximately 260 feet to a point in

1 parcel 0476-48-1256, thence in a northeasterly direction to the eastern most corner of
2 parcel 0476-38-8607, thence in a northerly direction to the southern most corner of
3 parcel 0476-49-2088, thence in a northwesterly direction crossing right-of-way margin
4 of Hummingbird Place to the southwest corner of parcel 0476-49-5316, thence in a
5 northeasterly direction approximately 460 feet to the southeast corner of said parcel,
6 thence in a northwesterly direction approximately 312 feet to the northeast corner of
7 parcel 0476-49-4406, thence in a southwesterly direction approximately 460 feet to the
8 eastern right of way margin of Hummingbird Place, thence continuing with eastern
9 right-of-way margin in a northwesterly direction to the southwest corner of parcel 0477-
10 40-1047, thence in a northeasterly direction approximately 555 feet to the southeast
11 corner of said parcel, thence in a northwesterly direction to the northeast corner of said
12 parcel, thence in a southwesterly direction approximately 502 feet to the eastern right-
13 of-way margin of Hummingbird Place, thence in a northwesterly direction
14 approximately 60 feet to the southwest corner of parcel 0477-30-9391, thence in a
15 northeasterly direction approximately 1120 feet to the southwestern corner of parcel
16 0477-50-5792, thence in a northeasterly direction to a point in the western boundary of
17 said parcel, thence in a northwesterly direction to the western most corner of said parcel,
18 thence crossing parcel 0477-41-7122 in a northerly direction to the southwest corner of
19 parcel 0477-51-0886, thence in a northerly direction to the eastern most corner of parcel
20 0477-42-4626, thence in a northwesterly direction for approximately 206 feet along the
21 boundary of said parcel to the southeast corner of parcel 0477-42-3637, thence in a
22 northwesterly direction for approximately 98 feet along the boundary of said parcel to
23 the southeast corner of parcel 0477-42-2751, thence in a northwesterly direction for
24 approximately 88 feet along the boundary of said parcel to the southeast corner of parcel
25 0477-42-2840, thence in a northwesterly direction for approximately 81 feet along the
26 boundary of said parcel to the southeast corner of parcel 0477-42-1863, thence in a
27 northwesterly direction for approximately 76 feet along the boundary of said parcel to
28 the southeast corner of parcel 0477-42-0895, thence in a northwesterly direction for
29 approximately 76 feet along the boundary of said parcel to the southeast corner of parcel
30 0477-42-0839, thence in a northwesterly direction for approximately 26 feet along the
31 boundary of said parcel to the southeast corner of parcel 0477-32-9868, thence in a
32 northwesterly direction for approximately 74 feet along the boundary of said parcel to
33 the southeast corner of parcel 0477-32-8889, thence in a northwesterly direction for
34 approximately 75 feet along the boundary of said parcel to the southeast corner of parcel
35 0477-32-8910, thence in a northwesterly direction for approximately 75 feet along the
36 boundary of said parcel to the southeast corner of parcel 0477-32-7931, thence in a
37 northwesterly direction for approximately 75 feet along the boundary of said parcel to
38 the southeast corner of parcel 0477-32-7901 thence in a northwesterly direction for
39 approximately 75 feet along the boundary of said parcel to the southeast corner of parcel
40 0477-32-6912, thence in a northwesterly direction for approximately 80 feet along the
41 boundary of said parcel to the southeast corner of parcel 0477-32-5942, thence in a
42 northwesterly direction for approximately 59 feet along the boundary of said parcel to
43 the southeast corner of parcel 0477-32-4962, thence in a northwesterly direction for
44 approximately 165 feet along the boundary of said parcel to the southeast corner of

1 parcel 0477-32-3957, thence in a northwesterly direction for approximately 83 feet
2 along the boundary of said parcel to the southwest corner of said parcel, thence in a
3 northerly direction for approximately 130 feet along the boundary of said parcel to the
4 southwest corner of parcel 0477-32-3150, thence in a northerly direction for
5 approximately 214 feet along the boundary of said parcel to the southwest corner of
6 parcel 0477-32-3262, thence in a northerly direction for approximately 132 feet along
7 the boundary of said parcel to the southwest corner of parcel 0477-33-3465, thence in a
8 northerly direction for approximately 242 feet along the boundary of said parcel to the
9 southwest corner of parcel 0477-33-3549, thence in a northerly direction for
10 approximately 35 feet along the boundary of said parcel to the southwest corner of
11 parcel 0477-33-3679, thence in a northerly direction for approximately 183 feet along
12 the boundary of said parcel to a southwest corner of parcel 0477-35-3203, thence in a
13 northerly direction for approximately 85 feet along the boundary of said parcel, thence
14 in a northwesterly direction approximately 175 feet along the boundary of said parcel,
15 thence in a northerly direction approximately 1130 feet along the boundary of said
16 parcel to a southeast corner of parcel 0477-25-9270, thence in a westerly direction
17 approximately 210 feet to the eastern right-of-way of Bobby Jones Dr., thence in a
18 westerly direction to the western right-of-way of Bobby Jones Dr. to the southeastern
19 corner of parcel 0477-25-7255, thence in a westerly direction approximately 178 feet
20 along the southern boundary of said parcel to the southeastern corner of parcel
21 0477-25-6205, thence in a westerly direction approximately 149 feet along the southern
22 boundary of said parcel to the southeastern corner of parcel 0477-25-4274, thence in a
23 westerly direction approximately 121 feet along the southern boundary of said parcel to
24 the southeastern corner of parcel 0477-25-3254, thence in a westerly direction
25 approximately 125 feet along the southern boundary of said parcel to the southeastern
26 corner of parcel 0477-25-2213, thence in a westerly direction approximately 171 feet
27 along the southern boundary of said parcel to the southeastern corner of parcel
28 0477-25-0276, thence in a northwesterly direction approximately 152 feet along the
29 southern boundary of said parcel to the southeastern corner of parcel 0477-15-9340,
30 thence in a northwesterly direction approximately 127 feet along the southern boundary
31 of said parcel to the southeastern corner of parcel 0477-15-8334, thence in a
32 northwesterly direction approximately 119 feet along the southern boundary of said
33 parcel to the southeastern corner of parcel 0477-15-7318, thence in a northwesterly
34 direction approximately 139 feet along the southern boundary of said parcel to the
35 southeastern corner of parcel 0477-15-5492, thence in a northwesterly direction
36 approximately 50 feet along the southern boundary of said parcel to the northeastern
37 corner of parcel 0477-15-3242, thence in a southwesterly direction approximately 345
38 feet along the eastern boundary of said parcel to the northeastern corner of parcel
39 0477-14-3597, thence in a southwesterly direction approximately 895 feet along the
40 eastern boundary of said parcel to the southeastern corner of said parcel and the
41 northern right-of-way of Hummingbird Pl., thence in a northwesterly direction
42 approximately 20 feet along the boundary of said parcel to the southeastern corner of
43 parcel 0477-14-3221, thence in a northwesterly direction approximately 92 feet along
44 the boundary of said parcel to the southeastern corner of parcel 0477-14-3600, thence in

1 a northwesterly direction approximately 100 feet along the boundary of said parcel to
2 the southeastern corner of parcel 0477-14-1657, thence in a northwesterly direction
3 approximately 249 feet along the boundary of said parcel to the southeastern corner of
4 parcel 0477-14-0736, thence in a northwesterly direction approximately 28 feet along
5 the boundary of said parcel to the southeastern corner of parcel 0477-04-8591, thence in
6 a northwesterly direction approximately 155 feet along the boundary of said parcel to
7 the southeastern corner of parcel 0477-04-8752, thence in a northwesterly direction
8 approximately 23 feet along the boundary of said parcel to the southeastern corner of
9 parcel 0477-04-7547, thence in a northwesterly direction approximately 132 feet along
10 the boundary of said parcel to the southeastern corner of parcel 0477-05-7676, thence in
11 a northwesterly direction approximately 20 feet along the boundary of said parcel to the
12 southeastern corner of parcel 0477-05-7418, thence in a northwesterly direction
13 approximately 20 feet along the boundary of said parcel to the southeastern corner of
14 parcel 0477-05-4579, thence in a northwesterly direction approximately 20 feet along
15 the boundary of said parcel to the southeastern corner of parcel 0477-04-5664, thence in
16 a northwesterly direction approximately 158 feet along the boundary of said parcel to
17 the southeastern corner of parcel 0477-04-4702, thence in a northwesterly direction
18 approximately 167 feet along the boundary of said parcel to the southeastern corner of
19 parcel 0477-04-2778, thence in a northwesterly direction approximately 119 feet along
20 the boundary of said parcel to the southeastern corner of parcel 0477-04-1861, thence in
21 a northwesterly direction approximately 20 feet along the boundary of said parcel to the
22 southeastern corner of parcel 0477-04-1625, thence in a northwesterly direction
23 approximately 77 feet along the boundary of said parcel to the southeastern corner of
24 parcel 0477-04-0865, thence in a northwesterly direction approximately 105 feet along
25 the boundary of said parcel to the southeastern corner of parcel 0467-94-9877, thence in
26 a northwesterly direction approximately 94 feet along the boundary of said parcel to the
27 southeastern corner of parcel 0467-94-8862, thence in a northwesterly direction
28 approximately 103 feet along the boundary of said parcel to the southeastern corner of
29 parcel 0467-94-7703, thence in a northwesterly direction approximately 256 feet along
30 the boundary of said parcel to the southeastern corner of parcel 0467-95-3265, thence in
31 a northwesterly direction approximately 57 feet along the boundary of said parcel to the
32 southeastern corner of parcel 0467-94-4732, thence in a northwesterly direction
33 approximately 183 feet along the boundary of said parcel to the southeastern corner of
34 parcel 0467-94-2765, thence in a northwesterly direction approximately 169 feet along
35 the boundary of said parcel to the southeastern corner of parcel 0467-95-3265, thence in
36 a northwesterly direction approximately 103 feet along the boundary of said parcel to
37 the southeastern corner of parcel 0467-84-9738, thence in a northwesterly direction
38 approximately 147 feet along the boundary of said parcel to the southwestern corner of
39 said parcel, thence in a southwesterly direction approximately 125 feet across the
40 intersection of Baywood Rd. and Hummingbird Pl. to the northeastern corner of parcel
41 0467-84-5548, thence in a southerly direction approximately 224 feet along the
42 boundary of said parcel to the northeast corner of parcel 0467-84-5317, thence in a
43 southerly direction approximately 250 feet along the boundary of said parcel to the
44 northeast corner of parcel 0467-84-6034, thence in a southwesterly direction

1 approximately 325 feet along the boundary of said parcel to the southeast corner of said
2 parcel and right-of-way of Sulky Circle, thence in a southwesterly direction
3 approximately 80 feet across Sulky Circle to the northeast corner of parcel
4 0467-83-4633, thence in a southwesterly direction approximately 410 feet along the
5 boundary of said parcel to the northeast corner of parcel 0467-83-1337, thence in a
6 southwesterly direction approximately 364 feet along the boundary of said parcel to the
7 northeast corner of parcel 0467-83-0021, thence in a southwesterly direction
8 approximately 320 feet along the boundary of said parcel to the northeast corner of
9 parcel 0467-72-9797, thence in a southwesterly direction approximately 100 feet along
10 the boundary of said parcel to the northeast corner of parcel 0467-72-9687, thence in a
11 southwesterly direction approximately 100 feet along the boundary of said parcel to the
12 northeast corner of parcel 0467-72-9566, thence in a southwesterly direction
13 approximately 100 feet along the boundary of said parcel to the northeast corner of
14 parcel 0467-72-9456, thence in a southwesterly direction approximately 100 feet along
15 the boundary of said parcel to the northeast corner of parcel 0467-82-0236, thence in a
16 southwesterly direction approximately 238 feet along the boundary of said parcel to the
17 northeast corner of parcel 0467-72-9042, thence in a southwesterly direction
18 approximately 100 feet along the boundary of said parcel to the northeast corner of
19 parcel 0467-81-0908, thence in a southwesterly direction approximately 100 feet along
20 the boundary of said parcel to the southeast corner of said parcel and the northern right-
21 of-way of West Frontier Ave., thence in a southwesterly direction approximately 65 feet
22 across West Frontier Ave. to the southern right-of-way of West Frontier Ave. and the
23 northeast corner of parcel 0467-71-9891, thence in a southwesterly direction
24 approximately 90 feet along the boundary of said parcel to the northeast corner of parcel
25 0467-71-9602, thence in a southwesterly direction approximately 113 feet along the
26 boundary of said parcel to the northeast corner of parcel 0467-71-8581, thence in a
27 southwesterly direction approximately 112 feet along the boundary of said parcel to the
28 northeast corner of parcel 0467-71-8471, thence in a southwesterly direction
29 approximately 107 feet along the boundary of said parcel to the northeast corner of
30 parcel 0467-71-8291, thence in a southwesterly direction approximately 214 feet along
31 the boundary of said parcel to the southeast corner of said parcel and northern right-of-
32 way of Pleasant View Dr., thence in a southwesterly direction approximately 90 feet to
33 the southern right-of-way of Pleasant View Dr., thence in a northwesterly direction
34 approximately 410 feet along the right-of-way of Pleasant View Dr. to the northeast
35 corner of parcel 0467-71-3142, thence in a southwesterly direction approximately 405
36 feet along the boundary of said parcel to the southeastern corner of said parcel, thence in
37 a northwesterly direction approximately 188 feet along the boundary of said parcel to
38 the southeastern corner of parcel 0467-71-1136, thence in a northwesterly direction
39 approximately 178 feet along the boundary of said parcel to the southeastern corner of
40 parcel 0467-71-0353, thence in a northwesterly direction approximately 135 feet along
41 the boundary of said parcel to the southeastern corner of parcel 0467-61-9450, thence in
42 a northwesterly direction approximately 117 feet along the boundary of said parcel to
43 the southeastern corner of parcel 0467-61-8596, thence in a northwesterly direction
44 approximately 26 feet along the boundary of said parcel to the southeastern corner of

1 parcel 0467-61-7506, thence in a northwesterly direction approximately 274 feet along
2 the boundary of said parcel to the southeastern corner of parcel 0467-61-6713, thence in
3 a northwesterly direction approximately 100 feet along the boundary of said parcel to
4 the southeastern corner of parcel 0467-61-5769, thence in a northwesterly direction
5 approximately 10 feet along the boundary of said parcel to a point in the eastern
6 boundary of parcel 0467-61-1721, thence in a southerly direction along the boundary of
7 said parcel to the southeastern corner of said parcel, thence in a westerly direction
8 approximately 574 feet along the boundary of said parcel to the southeastern corner of
9 parcel 0467-52-8171, thence in a westerly direction approximately 167 feet along the
10 boundary of said parcel to the southeastern corner of parcel 0467-52-6174, thence in a
11 westerly direction approximately 188 feet along the boundary of said parcel to the
12 southwestern corner of said parcel, thence in a northerly direction approximately 639
13 feet along the boundary of said parcel to the southern boundary of parcel 0467-52-3563,
14 thence in a southwesterly direction approximately 230 feet along the boundary of said
15 parcel to the northeast corner of parcel 0467-42-8194, thence in a southwesterly
16 direction approximately 48 feet along the boundary of said parcel to the northeast corner
17 of parcel 0467-42-8070, thence in a southwesterly direction approximately 241 feet
18 along the boundary of said parcel to the northeast corner of parcel 0467-41-7863, thence
19 in a southwesterly direction approximately 463 feet along the boundary of said parcel to
20 a corner of parcel 0467-41-4676, thence in a southwesterly direction approximately 432
21 feet along the boundary of said parcel to the southwest corner of said parcel, thence in a
22 northwesterly direction approximately 215 feet along the boundary of said parcel to the
23 southwest corner of parcel 0467-41-3941, thence in a northwesterly direction
24 approximately 482 feet along the boundary of said parcel to the southwest corner of
25 parcel 0467-42-3146, thence in a northwesterly direction approximately 190 feet along
26 the boundary of said parcel to the southwest corner of parcel 0467-42-3318, thence in a
27 northwesterly direction approximately 327 feet along the boundary of said parcel to the
28 southwest corner of parcel 0467-42-2692, thence in a northwesterly direction
29 approximately 269 feet along the boundary of said parcel to the southeast corner of
30 parcel 0467-33-9030, thence in a westerly direction approximately 225 feet along the
31 boundary of said parcel to the southeast corner of parcel 0467-32-6967, thence in a
32 westerly direction approximately 270 feet along the boundary of said parcel to the
33 southwest corner of said parcel and eastern right-of-way of Pleasant View Dr., thence in
34 a westerly direction approximately 65 feet across the right-of-way of Pleasant View Dr.
35 to the southeast corner of parcel 0467-32-3985, thence in a southwesterly direction
36 approximately 539 feet along the western right-of-way of Pleasant View Dr to the
37 boundary of parcel 0467-22-9726, thence in a southeasterly direction approximately 117
38 feet across the western right-of-way of Pleasant View Dr. to the eastern right-of-way of
39 Pleasant View Dr. and a corner of parcel 0467-22-9726, thence in a southeasterly
40 direction approximately 1227 feet along the boundary of said parcel to the southeastern
41 corner of said parcel, thence in a southwesterly direction approximately 354 feet along
42 the boundary of said parcel to the southeast corner of parcel 0467-22-6379, thence in a
43 southwesterly direction approximately 390 feet along the boundary of said parcel to the
44 southeast corner of parcel 0467-22-3161, thence in a southwesterly direction

1 approximately 442 feet along the boundary of said parcel to the southeast corner of
2 parcel 0467-20-7795, thence in a southwesterly direction approximately 125 feet along
3 the boundary of said parcel to the southeast corner of parcel 0467-20-4671, thence in a
4 southwesterly direction approximately 289 feet along the boundary of said parcel to the
5 southern corner of said parcel, thence in a northwesterly direction approximately 410
6 feet along the boundary of said parcel to the southeast corner of parcel 0467-20-0546,
7 thence in a northwesterly direction approximately 198 feet along the boundary of said
8 parcel to the southeast corner of parcel 0467-10-8544, thence in a northwesterly
9 direction approximately 179 feet along the boundary of said parcel to the southeast
10 corner of parcel 0467-10-6543, thence in a northwesterly direction approximately 228
11 feet along the boundary of said parcel to the southwest corner of said parcel, thence in a
12 northwesterly direction approximately 160 feet to the southern right-of-way of Pleasant
13 View Dr., thence in a northwesterly direction approximately 175 feet across the right-
14 of-way of Pleasant View Dr. to the northern right-of-way of Pleasant View Dr. and
15 southeast corner of parcel 0467-10-1980, thence in a westerly direction approximately
16 267 feet along the boundary of said parcel to the southwest corner of said parcel and the
17 eastern right-of-way of Rock Hill Rd., thence in a southwesterly direction
18 approximately 155 feet across the right-of-way of Rock Hill Rd. to the western right-of-
19 way of Rock Hill Rd. and the southeast corner of parcel 0467-00-8637, thence in a
20 southwesterly direction approximately 242 feet along the boundary of said parcel to the
21 southern corner of said parcel, thence in a northwesterly direction approximately 110
22 feet along the boundary of said parcel to the southwest corner of said parcel and eastern
23 right-of-way of Poplar Hill Rd., thence in a westerly direction approximately 130 feet
24 across the right-of-way of Poplar Hill Rd. to the southeastern corner of parcel
25 0467-00-4718, thence in a northwesterly direction approximately 324 feet along the
26 boundary of said parcel to the southwestern corner of said parcel, thence in a
27 northeasterly direction approximately 208 feet along the boundary of said parcel to the
28 northwestern corner of said parcel, thence in a southeasterly direction approximately
29 241 feet along the boundary of said parcel to the northeastern corner of said parcel and
30 western right-of-way of Poplar Hill Rd., thence in a northwesterly direction
31 approximately 535 feet along the western right-of-way of Poplar Hill Rd., thence in a
32 northeasterly direction approximately 344 feet along the western right-of-way of Poplar
33 Hill Rd., to the southeastern corner of parcel 0467-01-2835, thence in a southwesterly
34 direction approximately 418 feet along the boundary of said parcel to the southeastern
35 corner of parcel 0457-92-9476, thence in a southwesterly direction approximately 453
36 feet along the boundary of said parcel to the southwestern corner of said parcel, thence
37 in a northwesterly direction approximately 103 feet along the boundary of said parcel to
38 the southwestern corner of said parcel, thence in a northerly direction approximately
39 523 feet along the boundary of said parcel to a corner of said parcel, thence in a
40 northwesterly direction approximately 70 feet along the boundary of said parcel to the
41 westernmost corner of said parcel, thence in a northeasterly direction approximately
42 1091 feet along the boundary of said parcel to the southwestern corner of parcel
43 0457-83-9229, thence in a northeasterly direction approximately 200 feet along the
44 boundary of said parcel to the northwestern corner of said parcel, thence in a westerly

1 direction approximately 570 feet across the right-of-way of Interstate 95 to the
2 southeastern corner of parcel 0457-84-7040, thence in a westerly direction
3 approximately 835 feet along the boundary of said parcel to the southeastern corner of
4 parcel 0457-84-3036, thence in a westerly direction approximately 373 feet along the
5 boundary of said parcel to the southeastern corner of parcel 0457-74-9036, thence in a
6 westerly direction approximately 456 feet along the boundary of said parcel to the
7 southeastern corner of parcel 0457-74-4018, thence in a westerly direction
8 approximately 641 feet along the boundary of said parcel to the southwestern corner of
9 said parcel, thence in a northerly direction approximately 1111 feet along the boundary
10 of said parcel to the boundary line of parcel 0457-75-3060, thence in a westerly
11 direction approximately 76 feet along the boundary of said parcel to the southwestern
12 corner of said parcel, thence in a northerly direction approximately 688 feet along the
13 boundary of said parcel to a point in the southern boundary of parcel 0457-75-2756,
14 thence in a northerly direction approximately 200 feet to a point in the boundary of said
15 parcel, thence in a westerly direction approximately 343 feet along the boundary of said
16 parcel, thence in a northerly direction approximately 273 feet along the boundary of said
17 parcel, thence in a easterly direction approximately 175 feet along the boundary of said
18 parcel, thence in a northerly direction approximately 196 feet along the boundary of said
19 parcel to the southwestern corner of parcel 0457-76-2501, thence in a northerly
20 direction approximately 362 feet along the boundary of said parcel to the southeastern
21 corner of parcel 0457-66-6642, thence in a westerly direction approximately 265 feet
22 along the boundary of said parcel to the southwestern corner of said parcel, thence in a
23 northerly direction approximately 478 feet along the boundary of said parcel to the
24 southwest corner of parcel 0457-66-6917, thence in a northerly direction approximately
25 185 feet along the boundary of said parcel to the southwest corner of parcel
26 0457-67-8466, thence in a northerly direction approximately 890 feet along the
27 boundary of said parcel to the southwest corner of parcel 0457-78-5347, thence in a
28 northerly direction approximately 527 feet along the boundary of said parcel, thence in a
29 westerly direction approximately 109 feet along the boundary of said parcel to the
30 southeast corner of parcel 0457-69-3083, thence westerly along the southern boundary
31 of said parcel approximately 169 feet to the southeastern corner of parcel 0457-68-1651,
32 thence in a westerly direction approximately 220 feet along the boundary of said parcel
33 to the southeast corner of parcel 0457-58-9621, thence in a westerly direction
34 approximately 202 feet along the boundary of said parcel to the southeast corner of
35 parcel 0457-58-7559, thence in a westerly direction approximately 199 feet along the
36 boundary of said parcel to the southeast corner of parcel 0457-58-6620, thence in a
37 westerly direction approximately 100 feet along the boundary of said parcel to the
38 southeast corner of parcel 0457-58-5529, thence in a westerly direction approximately
39 100 feet along the boundary of said parcel to the southeast corner of parcel
40 0457-58-4529, thence in a westerly direction approximately 122 feet along the boundary
41 of said parcel to the southeastern right-of-way of Jimree Ave., thence in a westerly
42 direction approximately 210 feet along the right-of-way of Jimree Ave., thence in a
43 northeasterly direction approximately 60 feet along the right-of-way of Jimree Ave. to
44 the southern boundary of parcel 0457-58-1614, thence in an easterly direction

1 approximately 10 feet to the southwestern corner of parcel 0457-58-2633, thence along
2 the western boundary of said parcel in a northeasterly direction approximately 152 feet
3 to the southwest corner of parcel 0457-58-2767, thence along the western boundary of
4 said parcel in a northeasterly direction approximately 138 feet to the southwest corner
5 of parcel 0457-58-2981, thence along the western boundary of said parcel in a
6 northeasterly direction approximately 138 feet to the southwest corner of parcel 0457-
7 59-3004, thence along the western boundary of said parcel in a northeasterly direction
8 approximately 138 feet to the southwest corner of parcel 0457-59-3128, thence along
9 the western boundary of said parcel in a northerly direction approximately 140 feet to
10 the southwest corner of parcel 0457-59-3323, thence along the western boundary of said
11 parcel in a northerly direction approximately 144 feet to the southwest corner of parcel
12 0457-59-3409, thence along the western boundary of said parcel in a northwesterly
13 direction approximately 155 feet to the southwest corner of parcel 0457-59-2684, thence
14 along the western boundary of said parcel in a northwesterly direction approximately
15 155 feet to the southwest corner of parcel 0457-59-2769, thence along the western
16 boundary of said parcel in a northwesterly direction approximately 155 feet to the
17 southwest corner of parcel 0457-59-2945, thence along the western boundary of said
18 parcel in a northwesterly direction approximately 155 feet to the southwest corner of
19 parcel 0458-50-2110, thence along the western boundary of said parcel in a
20 northwesterly direction approximately 155 feet to the southwest corner of parcel 0458-
21 50-1296, thence along the western boundary of said parcel in a northwesterly direction
22 approximately 155 feet to the southwest corner of parcel 0458-50-1461, thence along
23 the western boundary of said parcel in a northwesterly direction approximately 155 feet
24 to the southwest corner of parcel 0458-50-1537, thence along the western boundary of
25 said parcel in a northwesterly direction approximately 155 feet to the southwest corner
26 of parcel 0458-50-0792, thence along the western boundary of said parcel in a
27 northwesterly direction approximately 151 feet to the southwest corner of parcel 0458-
28 50-0866, thence in a southerly direction approximately 446 feet to the southern most
29 corner of parcel 0458-41-7092, thence in a northerly direction along the western
30 boundary of said parcel approximately 228 feet to a point in the western boundary of
31 said parcel, thence continuing along said boundary in a northwesterly direction
32 approximately 775 feet to a point in the western boundary of said parcel, thence in a
33 northeasterly direction approximately 115 feet to the southern right-of-way margin of
34 Dunn Road said point also being located in the northern boundary of parcel 0457-49-
35 4668, thence in a southwesterly direction along said northern boundary approximately
36 347 feet to the northeastern corner of parcel 0458-41-2053, thence along the eastern
37 boundary of said parcel in a southeasterly direction approximately 209 feet to the
38 northeast corner of parcel 0458-40-3840, thence along the eastern boundary of said
39 parcel in a southeasterly direction approximately 300 feet to the southeastern corner of
40 said parcel, thence along the southern boundary of said parcel in a southwesterly
41 direction approximately 119 feet to the southwest corner of said parcel, thence along the
42 western boundary of said parcel in a northwesterly direction approximately 282 feet to a
43 point in the southern boundary of parcel 0458-40-1966, thence in a southwesterly
44 direction along said southern boundary approximately 80 feet to the southeastern corner

1 of parcel 0458-40-0825, thence with the southern boundary of said parcel in
2 southwesterly direction approximately 280 feet to a point in the eastern boundary of
3 parcel 0458-30-8598, thence continuing along the eastern boundary of said parcel in a
4 southeasterly direction approximately 315 feet to the southeastern corner of said parcel,
5 thence along the southern boundary of said parcel in a southwesterly direction
6 approximately 189 feet to the southeast corner of parcel 0458-30-7348, thence with the
7 southern boundary of said parcel in a southwesterly direction approximately 88 feet to
8 the northeast corner of parcel 0458-30-7230, thence with the eastern boundary of said
9 parcel in a southerly direction approximately 112 feet to the southeast corner of said
10 parcel, thence along the southern boundary of said parcel in a southwesterly direction
11 approximately 192 feet to the eastern right-of-way margin of Al Ray Road, thence along
12 the western boundary of said parcel in a northerly direction approximately 112 feet to
13 the southwestern corner of parcel 0458-30-7348, thence continuing along said eastern
14 right-of-way margin of Al Ray Road with the western boundary of said parcel in a
15 northerly direction approximately 250 feet to the southwestern corner of parcel 0458-
16 30-6680, thence continuing along said eastern right-of-way margin of Al Ray Road with
17 the western boundary of said parcel in a northwesterly direction approximately 196 feet
18 to the southern right-of-way margin of Dunn Road, thence in a northwesterly direction
19 crossing said right-of-way approximately 60 feet to a point in the southern boundary of
20 parcel 0458-30-5803, thence along the southern boundary of said parcel in a
21 southwesterly direction approximately 210 feet to the southwest corner of said parcel,
22 thence along the western boundary of said parcel in a northeasterly direction
23 approximately 350 feet to the northwest corner of said parcel, thence along the northern
24 boundary of said parcel in a northeasterly direction approximately 257 feet to the
25 northeast corner of said parcel, thence in a northern direction along the western
26 boundary of parcel 0458-31-6159 approximately 171 feet to a point, thence along said
27 parcel boundary in a westerly direction approximately 65 feet to a point, thence along
28 the western most boundary of said parcel in a northerly direction approximately 203 feet
29 to the southern right-of-way of I-95 North said point also being the northwest corner of
30 said parcel, thence in a northeasterly direction approximately 110 feet along the
31 boundary of said parcel to the northwest corner of parcel 0458-31-9312, thence in a
32 northeasterly direction approximately 103 feet along the boundary of said parcel to the
33 northwest corner of parcel 0458-31-9490, thence in a northeasterly direction
34 approximately 90 feet along the boundary of said parcel to the northwest corner of
35 parcel 0458-41-0499, thence in a northeasterly direction approximately 184 feet along
36 the boundary of said parcel to the northwest corner of parcel 0458-41-4905, thence in a
37 northeasterly direction approximately 522 feet along the boundary of said parcel to the
38 northwest corner of parcel 0458-41-7807, thence in a northeasterly direction
39 approximately 324 feet along the boundary of said parcel to the northwest corner of
40 parcel 0458-52-1268, thence in a northeasterly direction approximately 719 feet along
41 the boundary of said parcel to the northeast corner of said parcel, thence in a
42 northwesterly direction approximately 935 feet across the right-of-way of Interstate 95
43 to a point being the southeast corner of parcel 0458-43-9229 and the western right-of-
44 way of Dobbin Holmes Rd., thence approximately 936 feet in a southwesterly direction

1 with the southeastern boundary of said parcel to the southeastern corner of parcel
2 0458-32-9686, thence approximately 1590 feet in a southwesterly direction with the
3 southeastern boundary of said parcel, thence approximately 535 feet in a northwesterly
4 direction to a point in said parcel, thence approximately 276 feet in a southwesterly
5 direction to a point in said parcel, thence approximately 1178 feet in a northeasterly
6 direction to the northwest corner of said parcel, thence approximately 90 feet in a
7 northwesterly direction along the right-of-way of Terrell Creek Rd. to the southeast
8 corner of parcel 0458-34-7125, thence approximately 180 feet in a northwesterly
9 direction along the boundary of said parcel to the southeast corner of parcel
10 0458-24-6320, thence approximately 685 feet in a northwesterly direction along the
11 boundary of said parcel, thence approximately 293 feet in a southwesterly direction
12 along the boundary of said parcel to the southeast corner of parcel 0458-13-0405, thence
13 approximately 2323 feet in a southwesterly direction along the boundary of said parcel
14 to the southeast corner of parcel 0448-92-9940, thence approximately 1145 feet in a
15 southwesterly direction along the boundary of said parcel to the eastern right-of-way of
16 Middle Rd., thence across Middle Rd. to the western right-of-way of Middle Rd. to the
17 southeast corner of parcel 0448-92-1743, thence approximately 562 feet along the
18 southwestern boundary of said parcel to the southeast corner of parcel 0448-82-8960,
19 thence approximately 105 feet along the southwestern boundary of said parcel to the
20 southeast corner of parcel 0448-82-6942, thence approximately 244 feet along the
21 southwestern boundary of said parcel to the southeast corner of parcel 0448-83-5001,
22 thence approximately 66 feet along the southwestern boundary of said parcel to the
23 southeast corner of parcel 0448-82-3909, thence approximately 304 feet along the
24 southwestern boundary of said parcel to the southeast corner of parcel 0448-83-0085,
25 thence approximately 203 feet along the southwestern boundary of said parcel to the
26 southwest corner of said parcel, thence approximately 175 feet in a northeasterly
27 direction along the western boundary of said parcel to the southwest corner of parcel
28 044-83-1224, thence approximately 274 feet along the boundary of said parcel to the
29 northwest corner of said parcel, thence approximately 100 feet along the boundary of
30 said parcel to the northwest corner of parcel 0448-83-3246, thence in a northeasterly
31 direction approximately 84 feet along the boundary of said parcel to the northwest
32 corner of parcel 0448-83-4369, thence in a northeasterly direction approximately 229
33 feet along the boundary of said parcel to the northwest corner of parcel 0448-83-6516,
34 thence in a northeasterly direction approximately 224 feet along the boundary of said
35 parcel to the northwest corner of parcel 0448-83-7741, thence in a northeasterly
36 direction approximately 152 feet along the boundary of said parcel to the northwest
37 corner of parcel 0448-83-8832, thence in a northeasterly direction approximately 150
38 feet along the boundary of said parcel to the northwest corner of parcel 0448-83-9947,
39 thence in a northeasterly direction approximately 293 feet along the boundary of said
40 parcel to the northwest corner of parcel 0448-94-1028, thence in a northeasterly
41 direction approximately 129 feet along the boundary of said parcel to the southwest
42 corner of parcel 0448-94-3456 and parcel 0448-94-1659, thence in a northwesterly
43 direction approximately 546 feet along the boundary of parcel 0448-94-1659 to the
44 southwest corner of parcel 0448-86-1424, thence in a northwesterly direction

1 approximately 2658 feet to the southern right-of-way of Underwood Road, thence
2 continuing with said right-of-way in a westerly direction to the southern right-of-way
3 margin of the railroad, thence in a northeasterly direction approximately 5760 feet to a
4 point in the southern right-of-way margin of the railroad, thence in a westerly direction
5 crossing said right-of-way to the northern right-of-way margin of railroad, said point
6 being the southeast corner of parcel 0459-11-6062, thence in a southwesterly direction
7 along northern right-of-way margin to a corner in parcel 0459-00-8872 said point being
8 the Fayetteville City limit line, thence continuing in a northwesterly direction along
9 Fayetteville City limit line to the eastern right-of-way margin of Custer Avenue, thence
10 in a northeasterly direction with said right-of-way margin approximately 1233 feet to
11 the southwest margin of parcel 0459-01-8688, thence in a easterly direction
12 approximately 570 feet to a point in parcel 0459-00-8872, thence following said
13 Fayetteville City limit line and continuing along the boundary of said parcel to a point
14 in the eastern right-of-way margin of Custer Avenue, thence along said right-of-way in
15 a northeasterly direction approximately 20 feet to the southwestern corner of parcel
16 0459-12-1180, thence in a southeasterly direction approximately 335 feet to the
17 southeastern corner of said parcel, thence leaving Fayetteville City limit line in a
18 northerly direction approximately 592 feet to the northeastern corner of parcel 0459-12-
19 2384, thence in northwesterly direction approximately 148 feet to the eastern right-of-
20 way margin of Custer Avenue, thence in a northerly direction approximately 1200 feet
21 to the southern right-of-way margin of Albertha Lane, thence crossing said right-of-way
22 in a northerly direction approximately 30 feet to the northern margin of said right-of-
23 way, thence continuing with the eastern right-of-way margin of Custer Avenue in a
24 northerly direction approximately 1420 feet to the northwest corner of parcel 0459-24-
25 0844, thence in a northwesterly direction crossing said right-of-way approximately 60
26 feet to the southeastern corner of parcel 0459-15-8382, thence in a northwesterly
27 direction approximately 250 feet to the southeastern corner of parcel 0459-16-5754,
28 thence in a northeasterly direction approximately 1375 feet to the southwestern corner
29 of said parcel, thence in a northeasterly direction approximately 910 feet to the southern
30 most corner of parcel 0459-07-9324, thence in northwesterly direction approximately
31 630 feet to a point, thence in westerly direction approximately 100 feet to the southern
32 right-of-way margin of Beard Road, thence in a westerly direction approximately 25
33 feet to the northeastern corner of parcel 0459-07-2204, thence in a southerly direction
34 approximately 216 feet to the southeast corner of said parcel, thence in a westerly
35 direction approximately 417 feet to the southwest corner of said parcel, thence in a
36 northerly direction approximately 209 feet to the southern right-of-way margin of Beard
37 Road, thence crossing said right-of-way in a northerly direction approximately 60 feet
38 to the northern margin of Beard Road, thence along the northern right-of-way margin of
39 Beard Road in a easterly direction approximately 277 feet to the southeastern corner of
40 parcel 0449-97-9608, thence in a northerly direction approximately 1265 feet to the
41 southwestern corner of parcel 0459-19-2508, thence in a northeasterly direction
42 approximately 5326 feet to the northeastern corner of parcel 0550-23-9439, thence in a
43 northeasterly direction approximately 760 feet to the northwestern corner of parcel
44 0550-24-5213, thence in an easterly direction approximately 890 feet to the eastern

1 most corner of said parcel, thence in northerly direction approximately 1775 feet to
2 northeastern corner of parcel 0550-34-7419, thence in northeasterly direction
3 approximately 939 feet to a point in the eastern boundary of parcel 0550-25-1550,
4 thence continuing in said boundary in an northeasterly direction approximately 747 feet
5 to the southern right-of-way margin of Callie Road, thence in a northeasterly direction
6 crossing said right-of-way approximately 60 feet to the southwestern corner of parcel
7 0550-67-4025, thence in an southeasterly direction approximately 120 feet to the eastern
8 right-of-way margin of Rich Walker Road, thence in a northeasterly direction along the
9 eastern right-of-way margin of Rich Walker Road to the Beginning, less and except
10 those parcels annexed into the City limits of Fayetteville, which are identified as
11 follows:

12 Parcel	Annexation Ordinance Number
13	
14 0457-11-4779	2005-01-477
15 0457-11-6881	2005-01-477
16 0457-21-1811	2005-01-477
17 0466-46-5692	2007-02-500

18 (b) For a period of 15 years, beginning on the date the Town of Eastover is
19 incorporated, the Town of Eastover shall not annex any of the following described
20 property:

21 Area 1- Beginning at a point where the southern right-of-way of the railroad intersects
22 with the southern right-of-way margin of Underwood Road, thence continuing along the
23 southern right-of-way of Underwood Road in an easterly direction approximately 762
24 feet to a point in the northern boundary of parcel 0448-96-1424, thence in a southerly
25 direction approximately 2658 feet to the northwestern corner of parcel 0448-94-1659,
26 thence in a northeasterly direction approximately 343 feet along the boundary of said
27 parcel to the northwest corner of parcel 0448-95-5005 thence in a northeasterly
28 direction approximately 626 feet to the northeast corner of said parcel, thence in a
29 southerly direction approximately 377 feet along the eastern boundary of said parcel,
30 thence in a northeasterly direction approximately 902 feet along the northern boundary
31 of parcel 0458-04-4981 to the northeast corner of parcel 0458-05-9445 thence in a
32 northeasterly direction approximately 280 feet along the boundary of said parcel to the
33 southwest corner of parcel 0458-07-6181 thence in a northeasterly direction
34 approximately 1122 feet to the northwest corner of parcel 0458-16-8569, thence in
35 northeasterly direction approximately 575 feet to the western right-of-way margin of
36 Underwood Road, thence in an easterly direction approximately 60 feet to the eastern
37 right-of-way margin of Underwood Road being the southwest corner of parcel 0458-07-
38 6181, thence in a northwesterly direction approximately 400 feet along the western
39 boundary of said parcel to a point in the southern boundary of parcel 0458-17-5864,
40 thence northwesterly along said southern boundary approximately 239 feet to the
41 southwest corner of said parcel, thence northwesterly approximately 30 feet along the
42 southern boundary of parcel 0458-18-8142, said point being the southeast corner of
43 parcel 0458-18-6724, thence along said parcel in a northwesterly direction
44 approximately 30 feet to the southeast corner of parcel 0458-18-0200, thence in a

1 northwesterly direction along the southern boundary of said parcel approximately 830
2 feet to the southwest boundary of said parcel, thence in a northeasterly direction
3 approximately 119 feet to the southwest corner of parcel 0458-08-7481, thence in a
4 northeasterly direction approximately 119 feet to the northwestern corner of said parcel,
5 thence in a northeasterly direction approximately 21 feet along the western boundary of
6 parcel 0458-18-0200 to the southwestern corner of parcel 0458-08-9513 thence with the
7 western boundary of said parcel approximately 164 feet to the southwestern corner of
8 parcel 0458-18-0614, thence in a northeasterly direction approximately 308 feet to the
9 western corner of parcel 0458-18-1918, thence in a northeasterly direction
10 approximately 208 feet to the western corner of parcel 0458-19-3007, thence along said
11 boundary in northeasterly direction approximately 174 feet to the western corner of
12 parcel 0458-19-4211, thence along said boundary in a northeasterly direction
13 approximately 176 feet to the western corner of parcel 0458-19-5325, thence along said
14 boundary in a northeasterly direction approximately 183 feet to northern corner of said
15 parcel, thence in a southeasterly direction approximately 393 feet along the boundary of
16 said parcel to the northwest corner of parcel 0458-18-6724, thence in a southeasterly
17 direction approximately 644 feet along the boundary of said parcel to the northwest
18 corner of parcel 0458-28-2631, thence in a southeasterly direction approximately 304
19 feet along the boundary of said parcel to the northwest corner of parcel 0458-28-7262,
20 thence in a southeasterly direction approximately 1564 feet along the boundary of said
21 parcel to the northwest corner of parcel 0458-37-7729, thence in an easterly direction
22 approximately 367 feet along the boundary of said parcel to the northwest corner of
23 parcel 0458-37-9855, thence in an easterly direction approximately 118 feet along the
24 boundary of said parcel to the northwest corner of parcel 0458-47-0876, thence in an
25 easterly direction approximately 121 feet along the boundary of said parcel to the
26 northwest corner of parcel 0458-47-2849, thence in an easterly direction approximately
27 156 feet along the boundary of said parcel to the northwest corner of parcel
28 0458-37-3986, thence in an easterly direction approximately 147 feet along the
29 boundary of said parcel to the northwest corner of parcel 0458-47-4996, thence in an
30 easterly direction approximately 104 feet along the boundary of said parcel to the
31 northwest corner of parcel 0458-47-6948, thence in an easterly direction approximately
32 200 feet along the boundary of said parcel to the northwest corner of parcel
33 0458-48-8091, thence in an easterly direction approximately 329 feet along the
34 boundary of said parcel to the northwest corner of parcel 0458-58-2068, thence in an
35 easterly direction approximately 113 feet along the boundary of said parcel to the
36 southwest corner of parcel 0458-58-4234, thence in a northeasterly direction
37 approximately 208 feet along the boundary of said parcel to the southwest corner of
38 parcel 0458-58-4487, thence in a northeasterly direction approximately 269 feet along
39 the boundary of said parcel to the southeast corner of parcel 0458-58-3635, thence in a
40 westerly direction approximately 291 feet along the boundary of said parcel to the
41 southwest corner of said parcel, thence in a northeasterly direction 146 approximately
42 feet along the boundary of said parcel to the northern corner of said parcel, thence in a
43 southeasterly direction approximately 320 feet along the boundary of said parcel to the
44 western boundary of parcel 0458-58-5675, thence in a northeasterly direction

1 approximately 178 feet along the boundary of said parcel to the northern corner of said
2 parcel, thence in a southeasterly direction approximately 130 feet along the boundary of
3 said parcel to the western right-of-way of Dobbin Holmes Rd., thence in a northeasterly
4 direction approximately 1661 feet along the western right-of-way of Dobbin Holmes
5 Rd. to the southwest corner of parcel 0459-60-2553, thence in a northwesterly direction
6 approximately 593 feet along the boundary of said parcel to the northwest corner of said
7 parcel, thence in a northeasterly direction approximately 641 feet along the boundary of
8 said parcel to the southwest corner of parcel 0459-60-6819, thence in a northeasterly
9 direction approximately 364 feet along the boundary of said parcel to the southwest
10 corner of parcel 0459-61-7116, thence in a northwesterly direction approximately 200
11 feet along the boundary of said parcel to the corner of parcel 0459-61-4382, thence in a
12 northwesterly direction approximately 105 feet along the boundary of said parcel to the
13 corner of said parcel, thence in a southwesterly direction approximately 213 feet along
14 the boundary of said parcel to the corner of said parcel, thence in a northwesterly
15 direction approximately 136 feet along the boundary of said parcel to the corner of said
16 parcel, thence in a northeasterly direction approximately 449 feet along the boundary of
17 said parcel to the right-of-way of Tucker Rd., thence in a northwesterly direction
18 approximately 34 feet along the right-of-way of Tucker Rd. to the eastern corner of
19 parcel 0459-61-2476, thence in a southwesterly direction approximately 500 feet to the
20 corner of said parcel, thence in a northwesterly direction approximately 103 feet along
21 the boundary of said parcel to the corner of said parcel, thence in a northwesterly
22 direction approximately 255 feet along the boundary of said parcel to a point in the
23 southern boundary of parcel 0459-51-9893, thence in a northwesterly direction
24 approximately 383 feet to the southwest corner of parcel 0459-51-7999, thence in a
25 northwesterly direction approximately 525 feet to the northern most corner of parcel
26 0459-52-9250, thence in a southeasterly direction approximately 375 feet to the eastern
27 most corner of parcel 0459-62-1078, thence in a southwesterly direction approximately
28 215 feet along the boundary of said parcel to the northwest corner of parcel
29 0459-61-2903, thence in a southeasterly direction approximately 59 feet along the
30 boundary of said parcel to the northwest corner of parcel 0459-61-3815, thence in a
31 southeasterly direction approximately 211 feet along the boundary of said parcel to the
32 northwest corner of parcel 0459-61-4764, thence in a southeasterly direction
33 approximately 170 feet along the boundary of said parcel to the northwest corner of
34 parcel 0459-61-5684, thence in a southeasterly direction approximately 134 feet along
35 the boundary of said parcel to the northwest corner of parcel 0459-61-8416, thence in a
36 southeasterly direction approximately 417 feet along the boundary of said parcel to the
37 western right-of-way of Dobbin Holmes Rd., thence in a northeasterly direction
38 approximately 180 feet along the right-of-way of Dobbin Holmes Rd., thence in a
39 southeasterly direction approximately 70 feet across the right-of-way of Dobbin Holmes
40 Rd. to the northern corner of parcel 0459-71-1354, thence in a southeasterly direction
41 approximately 154 feet along the boundary of said parcel to the northern corner of
42 parcel 0459-71-2394, thence in a southeasterly direction approximately 149 feet along
43 the boundary of said parcel to the eastern corner of said parcel, thence in a
44 southwesterly direction approximately 207 feet along the boundary of said parcel to the

1 southeast corner of parcel 0459-71-1354, thence in a southwesterly direction
2 approximately 222 feet along the boundary of said parcel to the southwest corner of said
3 parcel, thence in a northeasterly direction approximately 210 feet to a corner of said
4 parcel, thence in a northwesterly direction approximately 51 feet along the boundary of
5 said parcel to the right-of-way of Dobbin Holmes Rd., thence in a southwesterly
6 direction approximately 493 feet along the right-of-way of Dobbin Holmes Rd. to the
7 northwest corner of parcel 0459-70-0727, thence in an easterly direction approximately
8 149 feet along the boundary of said parcel to a corner of said parcel, thence in a
9 southeasterly direction approximately 301 feet along the boundary of said parcel to the
10 northeast corner of said parcel, thence in a southwesterly direction approximately 280
11 feet along the boundary of said parcel to the northeast corner of parcel 0459-60-8680,
12 thence in a southwesterly direction approximately 247 feet along the boundary of said
13 parcel to the corner of parcel 0459-60-8334, thence in a southeasterly direction
14 approximately 178 feet along the boundary of said parcel to the corner of said parcel,
15 thence in a southwesterly direction approximately 172 feet along the boundary of said
16 parcel to the boundary of parcel 0458-69-8904, thence in a southwesterly direction
17 approximately 558 feet along the boundary of said parcel to a corner of said parcel,
18 thence in a southwesterly direction approximately 430 feet along the boundary of said
19 parcel to the a corner of parcel 0458-69-5648, thence in a southwesterly direction
20 approximately 283 feet along the boundary of said parcel to a corner of parcel
21 0458-69-3435, thence in a southwesterly direction approximately 475 feet along the
22 boundary of said parcel to the northeast corner of parcel 0458-69-0031, thence in a
23 southeasterly direction approximately 81 feet along the boundary of said parcel to the
24 northeast corner of parcel 0458-68-0650, thence in a southeasterly direction
25 approximately 702 feet along the boundary of said parcel to the boundary of parcel
26 0458-67-4970, thence in a northeasterly direction approximately 887 feet along the
27 boundary of said parcel to the northwest corner of parcel 0458-78-8007, thence in a
28 northeasterly direction approximately 506 feet along the boundary of said parcel to the
29 northwest corner of parcel 0458-88-1069, thence in a northeasterly direction
30 approximately 110 feet along the boundary of said parcel to the northwest corner of
31 parcel 0458-88-2272, thence in a northeasterly direction approximately 220 feet along
32 the boundary of said parcel to the northwest corner of parcel 0458-88-3386, thence in a
33 northeasterly direction approximately 120 feet along the boundary of said parcel to the
34 northwest corner of parcel 0458-88-5316, thence in a northeasterly direction
35 approximately 108 feet along the boundary of said parcel to the northwest corner of
36 parcel 0458-88-7543, thence in a northeasterly direction approximately 448 feet along
37 the boundary of said parcel to the northeast corner of said parcel, thence in a
38 southeasterly direction approximately 105 feet along the boundary of said parcel to the
39 northwest corner of parcel 0458-98-1966, thence in a northeasterly direction
40 approximately 700 feet along the boundary of said parcel to the northwest corner of
41 parcel 0458-99-7126, thence in a northeasterly direction approximately 377 feet along
42 the boundary of said parcel to the northwest corner of parcel 0458-99-6696, thence in a
43 northeasterly direction approximately 210 feet along the boundary of said parcel to the
44 right-of-way of Tom Geddie Rd., thence in a northeasterly direction approximately

1 1169 feet along the right-of-way of Tom Geddie Rd. to the southwest corner of parcel
2 0469-01-1665, thence in a northwesterly direction approximately 1454 feet along the
3 boundary of said parcel to the western corner of said parcel, thence in a northeasterly
4 direction approximately 1707 feet along the boundary of said parcel to the southern
5 boundary of parcel 0469-02-2922, thence in a northwesterly direction approximately
6 254 feet along the boundary of said parcel to the southeast corner of parcel
7 0469-93-9138, thence in a northwesterly direction approximately 181 feet along the
8 boundary of said parcel to a corner of parcel 0459-83-5047, thence in a southwesterly
9 direction approximately 1297 feet along the boundary of said parcel to the southern
10 corner of said parcel, thence in a northwesterly direction approximately 939 feet along
11 the boundary of said parcel to a corner of said parcel, thence in a southwesterly
12 direction approximately 168 feet along the boundary of said parcel to a corner of said
13 parcel, thence in a northwesterly direction approximately 129 feet along the boundary of
14 said parcel to the right-of-way of Dobbin Holmes Rd., thence in a northwesterly
15 direction approximately 530 feet along the boundary of said parcel and the right-of-way
16 of Dobbin Holmes Rd. to the southwest corner of parcel 059-73-7444, thence in a
17 westerly direction approximately 65 feet the western right-of-way of Dobbin Holmes
18 Rd., thence in a northerly direction approximately 460 feet along the right-of-way of
19 Dobbin Holmes Rd. to the southeast corner of parcel 0459-73-2816, thence in a
20 westerly direction approximately 28 feet along the boundary of said parcel to the eastern
21 corner of parcel 0459-73-2699, thence in a southwesterly direction approximately 106
22 feet along the boundary of said parcel to the southern corner of said parcel, thence in a
23 northwesterly direction approximately 105 feet along the boundary of said parcel to the
24 boundary of parcel 0459-73-2816, thence in a southwesterly direction approximately 63
25 feet along the boundary of said parcel to the southern corner of said parcel, thence in a
26 northwesterly direction approximately 332 feet along the boundary of said parcel to the
27 northwest corner of said parcel, thence in a northeasterly direction approximately 324
28 feet along the boundary of said parcel to the western right-of-way of Dobbin Holmes
29 Rd., thence in a northeasterly direction approximately 65 feet to the eastern right-of-way
30 of Dobbin Holmes Rd. and the boundary of parcel 0459-74-4336, thence in a
31 northwesterly direction approximately 407 feet along the boundary of said parcel to the
32 northwest corner of said parcel, thence in a northwesterly direction approximately 480
33 feet along the right-of-way of Dobbin Holmes Rd. to the northern corner of parcel
34 0459-64-6403, thence in a southeasterly direction approximately 475 feet along the
35 boundary of said parcel to a point in parcel 0459-74-4336, thence in a southeasterly
36 direction approximately 462 feet along the boundary of said parcel to the northern
37 corner of parcel 0459-74-6101, thence in a southeasterly direction approximately 148
38 feet along the boundary of said parcel to the right-of-way of Laurent Dr., thence in a
39 southeasterly direction approximately 65 feet to the right-of-way of Laurent Dr. and
40 northern corner of parcel 0459-83-0996, thence in a southeasterly direction
41 approximately 697 feet along the boundary of said parcel to the northern corner of
42 parcel 0459-83-5047, thence in a southeasterly direction approximately 162 feet along
43 the boundary of said parcel to the southwestern corner of parcel 0459-93-2912, thence
44 in a northeasterly direction approximately 214 feet along the boundary of said parcel to

1 the southwestern corner of parcel 0459-94-3379, thence in a northeasterly direction
2 approximately 1393 feet along the boundary of said parcel to the right-of-way of Tom
3 Geddie Rd., thence in a northeasterly direction approximately 113 feet along the right-
4 of-way of Tom Geddie Rd. to the southeast corner of parcel 0459-95-6631, thence in a
5 northwesterly direction approximately 300 feet along the boundary of said parcel to a
6 corner of said parcel, thence in a northeasterly direction approximately 154 feet along
7 the boundary of said parcel to a corner of said parcel, thence northwesterly
8 approximately 80 feet to a point in said parcel, thence in a northeasterly direction
9 approximately 547 feet along the boundary of said parcel to the boundary of parcel
10 0459-96-8053, thence in a northwesterly direction approximately 133 feet along the
11 boundary of said parcel to a corner of said parcel, thence in a northeasterly direction
12 approximately 208 feet along the boundary of said parcel to the boundary of parcel
13 0459-96-8329, thence in a northwesterly direction approximately 425 feet along the
14 boundary of said parcel to the railroad right-of-way, thence in a southwesterly direction
15 approximately 1052 feet along the railroad right-of-way, thence in a northwesterly
16 direction approximately 110 feet to the railroad right-of-way and a corner of parcel
17 0459-86-8451, thence in a northwesterly direction approximately 288 feet along the
18 boundary of said parcel to a corner of said parcel, thence in a northeasterly direction
19 approximately 376 feet along the boundary of said parcel to the southeastern corner of
20 parcel 0459-86-5839, thence in a northwesterly direction approximately 284 feet along
21 the boundary of said parcel to the southeastern corner of parcel 0459-87-1080, thence in
22 a northwesterly direction approximately 581 feet along the boundary of said parcel to
23 the southeastern corner of parcel 0459-77-8310, thence in a northwesterly direction
24 approximately 212 feet along the boundary of said parcel to the southeastern corner of
25 parcel 0459-77-4069, thence in a southwesterly direction approximately 356 feet along
26 the boundary of said parcel to the southwestern corner of said parcel, thence in a
27 northwesterly direction approximately 237 feet along the boundary of said parcel to the
28 right-of-way of Dobbin Holmes Rd., thence in a northwesterly direction approximately
29 78 feet to the western right-of-way of Dobbin Holmes Rd. and the southern corner of
30 parcel 0459-77-1357, thence in a northwesterly direction approximately 497 feet along
31 the boundary of said parcel to the corner of said parcel to the right-of-way of Beard Rd.,
32 thence in a southeasterly direction approximately 205 feet along the boundary of said
33 parcel to the right-of-way of Beard Rd., thence in a northeasterly direction
34 approximately 164 feet to the corner of parcel 0459-77-4377, thence in a northeasterly
35 direction approximately 70 feet to the northern right-of-way of Beard Rd., thence in a
36 northeasterly direction approximately 117 feet along the right-of-way of Beard Rd. to
37 the corner of parcel 0459-77-6701, thence in a northerly direction approximately 50 feet
38 along the boundary of said parcel to a corner of said parcel, thence in a northeasterly
39 direction approximately 296 feet along the boundary of said parcel to the boundary of
40 parcel 0459-78-5698, thence in a northwesterly direction approximately 841 feet along
41 the boundary of said parcel to the northwestern corner of said parcel, thence in a
42 northeasterly direction approximately 741 feet along the boundary of said parcel to the
43 northwestern corner of said parcel 0459-88-1422, thence in a northeasterly direction
44 approximately 2164 feet to a point in parcel 0550-91-3559, thence in a northwesterly

1 direction approximately 30 feet to a point in said parcel, thence in a northeasterly
2 direction approximately 1400 feet to the western right-of-way margin of Callie Road,
3 thence crossing said right-of-way in a northeasterly direction approximately 60 feet to a
4 point in the eastern right-of-way of Callie Road, thence along the eastern right-of-way
5 of said Callie Road in a northwesterly direction approximately 2782 feet, thence
6 continuing along said right-of-way in a northwesterly direction approximately 962 feet
7 to the southeastern corner of parcel 0550-86-1065, thence along the southern line of said
8 parcel in a northwesterly direction approximately 1410 feet to a corner of 0550-74-
9 5949, thence continuing with the northern boundary of Callie Road in a northwesterly
10 direction approximately 610 feet to the southeastern corner of parcel 0550-67-4025,
11 thence in northwesterly direction approximately 1176 feet to a point in the eastern right-
12 of-way of Callie Road, thence in a southwesterly direction crossing said right-of-way
13 approximately 60 feet to a point, thence in a southwesterly direction approximately 747
14 feet to a point, said point being in the eastern boundary of parcel 0550-25-1550, thence
15 continuing in a southwesterly direction along said eastern boundary approximately 939
16 feet to a the northeastern corner of parcel 0550-34-7419, thence in southerly direction
17 approximately 1775 feet to the eastern most corner of parcel 0550-24-5213, thence in a
18 northwesterly direction approximately 890 feet to the northern most corner of said
19 parcel, thence in a southerly direction approximately 760 feet to the northwest corner of
20 parcel 0550-23-9439, thence in a southerly direction approximately 5326 feet to the
21 southwestern corner of parcel 0459-19-2508, thence in a southerly direction
22 approximately 1265 feet to the northern right-of-way of Beard Road said point being the
23 southeastern corner of parcel 0449-97-9608, thence along the northern right-of-way
24 margin of Beard Road in a westerly direction approximately 277 feet to a point in the
25 southern boundary of said parcel, thence crossing Beard Road in a southerly direction
26 approximately 60 feet to the northwestern corner of parcel 0459-07-2204, thence in a
27 southerly direction approximately 209 feet to the southwest corner of said parcel, thence
28 in an easterly direction approximately 416 feet to the southeast corner of said parcel,
29 thence north approximately 216 feet to the right-of-way margin of Beard Road,
30 continuing along the southern right-of-way margin of Beard Road in an easterly
31 direction approximately 25 feet to the northwest corner of parcel 0459-07-9324, thence
32 in an easterly direction approximately 100 feet to a point in the boundary of said parcel,
33 thence in a southeasterly direction approximately 630 feet along the western boundary
34 line of said parcel to a point in the western boundary line of parcel 0459-16-5754,
35 thence along the western boundary line of said parcel in a southwesterly direction
36 approximately 910 feet to the southwest corner of said parcel, thence along the southern
37 boundary line of said parcel in a southeasterly direction approximately 1375 feet to the
38 southwest corner of parcel 0459-15-8382, thence along the southern boundary of said
39 parcel in a southeasterly direction approximately 250 feet to the western right-of-way
40 margin of Custer Avenue, thence easterly crossing the right-of-way of Custer Avenue
41 approximately 60 feet to the eastern right-of-way of Custer Avenue, said point being the
42 northwest corner of parcel 0459-24-0844, thence along the eastern right-of-way of
43 Custer Avenue in a southwesterly direction approximately 1420 feet to the northern
44 right-of-way margin of Albertha Lane said point in the eastern margin of Custer

1 Avenue, thence in a southwesterly direction crossing said right-of-way approximately
2 30 feet to the northwestern corner of parcel 0459-13-8651, thence along right-of-way of
3 Custer Avenue in a southwesterly direction approximately 1200 feet to a point in the
4 western boundary of parcel 0459-12-9051, thence in a southeasterly direction
5 approximately 148 feet to the northeastern corner of parcel 0459-12-2384, thence in a
6 southwesterly direction approximately 1162 feet to a point in the southern boundary of
7 parcel 0459-12-9051, thence in a northwesterly direction approximately 117 feet to the
8 northwest corner of parcel 0459-11-1417, thence in a southwesterly direction
9 approximately 116 feet to the southwest corner of said parcel, thence in a southeasterly
10 direction approximately 200 feet to a point in the western boundary of parcel 0459-11-
11 6062, thence in a southeasterly direction approximately 410 feet to a corner in said
12 parcel, thence in southwesterly direction approximately 506 feet to a corner in the
13 southern boundary of said parcel, thence in a southeasterly direction approximately 540
14 feet to the northern right-of-way of the railroad, thence in a northeasterly direction
15 approximately 300 feet to the northern most corner of parcel 0458-09-5196 said point
16 also being in the southern right-of-way of railroad, thence in a southwesterly direction
17 along the southern right-of-way margin of railroad approximately 5760 feet to the
18 Beginning.

19 Area 2 – Beginning at a point, said point being the intersection of the northern right-of-
20 way of Murphy Road with the western right-of-way margin of Baywood Road, thence
21 in a southerly direction approximately 200 feet crossing right-of-way of Murphy Road
22 to the northeast corner of parcel 0468-91-7627, thence in a southwesterly direction
23 approximately 408 feet to the northeast corner of parcel 0468-91-9494, thence in a
24 southerly direction approximately 300 feet to the northeast corner of parcel
25 0468-91-9087, thence in a southerly direction approximately 400 feet along the western
26 right-of-way of Baywood Rd., thence in an easterly direction to the northwest corner of
27 parcel 0478-00-3637, thence in an easterly direction approximately 400 feet along the
28 northern boundary of said parcel, thence in a southerly direction approximately 290 feet
29 along the easterly boundary of said parcel, thence in a southwesterly direction
30 approximately 150 feet along the southeasterly boundary of said parcel, thence in a
31 northwesterly direction approximately 55 feet to the northeast corner of parcel
32 0478-00-2411, thence in a southwesterly direction approximately 218 feet along the
33 eastern boundary of said parcel, thence in a northwesterly direction approximately 200
34 feet along the southern boundary of said parcel to the eastern right-of-way of Baywood
35 Rd., thence in a westerly direction approximately 60 feet to the western right-of-way of
36 Baywood Rd. to the northeast corner of parcel 0468-90-9226, thence in a southwesterly
37 direction approximately 218 feet along the eastern boundary of said parcel to the corner
38 of parcel 0468-90-4773, thence in a southwesterly direction approximately 267 feet
39 along the eastern boundary of said parcel to the northeast corner of parcel
40 0468-99-7621, thence approximately 60 feet in a northeasterly direction to the
41 northwest corner of parcel 0477-09-1605, thence in a northeasterly direction
42 approximately 295 feet along the boundary of said parcel to the northwest corner of
43 parcel 0477-09-4389, thence in a northeasterly direction approximately 320 feet along
44 the boundary of said parcel to the northwest corner of parcel 0477-09-9650, thence in a

1 northeasterly direction approximately 397 feet along the boundary of said parcel to the
2 northwest corner of parcel 0477-19-3770, thence in a northeasterly direction
3 approximately 478 feet along the boundary of said parcel to the northwest corner of
4 parcel 0478-10-7001, thence in a northeasterly direction approximately 318 feet along
5 the boundary of said parcel to the northwest corner of parcel 0478-20-2237, thence in a
6 northeasterly direction approximately 414 feet along the boundary of said parcel to the
7 northwest corner of parcel 0478-20-5046, thence in a northeasterly direction
8 approximately 528 feet along the boundary of said parcel to the northeast corner of said
9 parcel, thence in a southeasterly direction approximately 977 feet along the boundary of
10 said parcel to the northeast corner of parcel 0477-29-8523, thence in a southeasterly
11 direction approximately 209 feet along the boundary of said parcel to the northeast
12 corner of parcel 0477-29-9412, thence in a southeasterly direction approximately 36 feet
13 along the boundary of said parcel to the northeastern right-of-way of Sanderosa Rd.,
14 thence approximately 70 feet in a southeasterly direction to the southern right-of-way of
15 Sanderosa Rd. and corner of parcel 0477-29-9412, thence in a southeasterly direction
16 approximately 1155 feet along the boundary of said parcel to a point in the northern
17 boundary of parcel 0477-38-3113, thence in a southeasterly direction for approximately
18 191 feet along the boundary of said parcel to the northwest corner of parcel
19 0477-38-4190, thence in a southeasterly direction for approximately 167 feet along the
20 boundary of said parcel to the northwest corner of parcel 0477-37-5080, thence in a
21 southeasterly direction for approximately 158 feet to the northeast corner of said parcel,
22 thence in a southerly direction for approximately 115 feet along the boundary of said
23 parcel to the northwest corner of parcel 0477-37-7998, thence in an easterly direction
24 for approximately 129 feet along the boundary of said parcel to the northwest corner of
25 parcel 0477-37-9926, thence in an easterly direction for approximately 148 feet along
26 the boundary of said parcel to the northwest corner of parcel 0477-47-0963, thence in an
27 easterly direction for approximately 213 feet along the boundary of said parcel to the
28 north corner of parcel 0477-47-1866, thence in a southeasterly direction for
29 approximately 168 feet along the boundary of said parcel to the north corner of parcel
30 0477-47-2703, thence in a southeasterly direction for approximately 146 feet along the
31 boundary of said parcel to the north corner of parcel 0477-47-2631, thence in a
32 southeasterly direction for approximately 140 feet along the boundary of said parcel to
33 the north corner of parcel 0477-47-2449, thence in a southeasterly direction for
34 approximately 119 feet along the boundary of said parcel to the north corner of parcel
35 0477-47-2378, thence in a southeasterly direction for approximately 112 feet along the
36 boundary of said parcel to the north corner of parcel 0477-47-2296, thence in a
37 southeasterly direction for approximately 115 feet along the boundary of said parcel to
38 the north corner of parcel 0477-47-3125, thence in a southeasterly direction for
39 approximately 115 feet along the boundary of said parcel to the north corner of parcel
40 0477-47-3044, thence in a southeasterly direction for approximately 117 feet along the
41 boundary of said parcel to the north corner of parcel 0477-46-3972, thence in a
42 southeasterly direction for approximately 154 feet along the boundary of said parcel to
43 the north corner of parcel 0477-46-3799, thence in a southerly direction for
44 approximately 121 feet along the boundary of said parcel to the north corner of parcel

0477-46-4607, thence in a southeasterly direction for approximately 118 feet along the boundary of said parcel to the north corner of parcel 0477-46-4505, thence in a southeasterly direction for approximately 117 feet along the boundary of said parcel to the north corner of parcel 0477-46-4412, thence in a southeasterly direction for approximately 153 feet along the boundary of said parcel to a point in the northern boundary of parcel 0477-46-4234, thence in an easterly direction for approximately 25 feet along the boundary of said parcel to the northwest corner of parcel 0477-46-5254, thence in an easterly direction for approximately 131 feet along the boundary of said parcel to the northwest corner of parcel 0477-46-6275, thence in an easterly direction for approximately 162 feet along the boundary of said parcel to the northwest corner of parcel 0477-46-7178, thence in an easterly direction for approximately 50 feet along the boundary of said parcel to the northeast corner of said parcel, thence in a southerly direction for approximately 254 feet along the boundary of said parcel to the northeast corner of parcel 0477-45-7959, thence in a southerly direction for approximately 186 feet along the boundary of said parcel to the northeast corner of parcel 0477-45-7757, thence in a southerly direction for approximately 206 feet along the boundary of said parcel to the northeast corner of parcel 0477-45-7557, thence in a southerly direction for approximately 226 feet along the boundary of said parcel to the northeast corner of parcel 0477-45-7257, thence in a southerly direction for approximately 360 feet along the boundary of said parcel to the northeast corner of parcel 0477-45-6041, thence in a southerly direction for approximately 145 feet along the boundary of said parcel to the northeast corner of parcel 0477-44-8801, thence in a southerly direction for approximately 56 feet along the boundary of said parcel to another corner of said parcel, thence in an easterly direction for approximately 68 feet along the boundary of said parcel to the northwest corner of parcel 0477-44-9820, thence in an easterly direction for approximately 107 feet along the boundary of said parcel to the northwest corner of parcel 0477-54-0830, thence in an easterly direction for approximately 47 feet along the boundary of said parcel to the northwest corner of parcel 0477-54-1852, thence in an easterly direction for approximately 192 feet along the boundary of said parcel to the northwest corner of parcel 0477-54-3708, thence in an easterly direction for approximately 120 feet along the boundary of said parcel to the northeast corner of said parcel, thence in a southerly direction for approximately 210 feet along the boundary of said parcel to the northeast corner of parcel 0477-54-3509, thence in a southerly direction for approximately 245 feet along the boundary of said parcel to the northeast corner of parcel 0477-54-2333, thence in a southerly direction for approximately 124 feet along the boundary of said parcel to the northeast corner of parcel 0477-54-2175, thence in a southerly direction for approximately 335 feet along the boundary of said parcel to a corner of parcel 0477-54-1072, thence in a southerly direction for approximately 46 feet along the eastern boundary of said parcel to the southeast corner of said parcel, thence in a westerly direction for approximately 301 feet along the boundary of said parcel to the southeast corner of parcel 0477-54-0006, thence in a westerly direction for approximately 112 feet along the boundary of said parcel to the southeast corner of parcel 0477-44-8087, thence in a westerly direction for approximately 119 feet along the boundary of said parcel to the southeast corner of

1 parcel 0477-44-7077, thence in a westerly direction for approximately 47 feet along the
2 boundary of said parcel to the northeast corner of parcel 0477-43-6887, thence in a
3 southwesterly direction for approximately 170 feet along the boundary of said parcel to
4 the northeast corner of parcel 0477-43-6688, thence in a southwesterly direction for
5 approximately 308 feet along the boundary of said parcel to the northeast corner of
6 parcel 0477-43-6415, thence in a southwesterly direction for approximately 54 feet
7 along the boundary of said parcel to the northeast corner of parcel 0477-43-6343, thence
8 in a southwesterly direction for approximately 214 feet along the boundary of said
9 parcel to the northeast corner of parcel 0477-413-6117, thence in a southwesterly
10 direction for approximately 208 feet along the boundary of said parcel to the northeast
11 corner of parcel 0477-42-5823, thence in a southwesterly direction for approximately
12 187 feet along the boundary of said parcel to the northeast corner of parcel 0477-42-
13 5710, thence in a southwesterly direction for approximately 206 feet along the boundary
14 of said parcel to the southeast corner of parcel 0477-42-4626, thence in a northwesterly
15 direction for approximately 206 feet along the boundary of said parcel to the southeast
16 corner of parcel 0477-42-3637, thence in a northwesterly direction for approximately 98
17 feet along the boundary of said parcel to the southeast corner of parcel 0477-42-2751,
18 thence in a northwesterly direction for approximately 88 feet along the boundary of said
19 parcel to the southeast corner of parcel 0477-42-2840, thence in a northwesterly
20 direction for approximately 81 feet along the boundary of said parcel to the southeast
21 corner of parcel 0477-42-1863, thence in a northwesterly direction for approximately 76
22 feet along the boundary of said parcel to the southeast corner of parcel 0477-42-0895,
23 thence in a northwesterly direction for approximately 76 feet along the boundary of said
24 parcel to the southeast corner of parcel 0477-42-0839, thence in a northwesterly
25 direction for approximately 26 feet along the boundary of said parcel to the southeast
26 corner of parcel 0477-32-9868, thence in a northwesterly direction for approximately 74
27 feet along the boundary of said parcel to the southeast corner of parcel 0477-32-8889,
28 thence in a northwesterly direction for approximately 75 feet along the boundary of said
29 parcel to the southeast corner of parcel 0477-32-8910, thence in a northwesterly
30 direction for approximately 75 feet along the boundary of said parcel to the southeast
31 corner of parcel 0477-32-7931, thence in a northwesterly direction for approximately 75
32 feet along the boundary of said parcel to the southeast corner of parcel 0477-32-7901
33 thence in a northwesterly direction for approximately 75 feet along the boundary of said
34 parcel to the southeast corner of parcel 0477-32-6912, thence in a northwesterly
35 direction for approximately 80 feet along the boundary of said parcel to the southeast
36 corner of parcel 0477-32-5942, thence in a northwesterly direction for approximately 59
37 feet along the boundary of said parcel to the southeast corner of parcel 0477-32-4962,
38 thence in a northwesterly direction for approximately 165 feet along the boundary of
39 said parcel to the southeast corner of parcel 0477-32-3957, thence in a northwesterly
40 direction for approximately 83 feet along the boundary of said parcel to the southwest
41 corner of said parcel, thence in a northerly direction for approximately 130 feet along
42 the boundary of said parcel to the southwest corner of parcel 0477-32-3150, thence in a
43 northerly direction for approximately 214 feet along the boundary of said parcel to the
44 southwest corner of parcel 0477-32-3262, thence in a northerly direction for

1 approximately 132 feet along the boundary of said parcel to the southwest corner of
2 parcel 0477-33-3465, thence in a northerly direction for approximately 242 feet along
3 the boundary of said parcel to the southwest corner of parcel 0477-33-3549, thence in a
4 northerly direction for approximately 35 feet along the boundary of said parcel to the
5 southwest corner of parcel 0477-33-3679, thence in a northerly direction for
6 approximately 183 feet along the boundary of said parcel to a southwest corner of parcel
7 0477-35-3203, thence in a northerly direction for approximately 85 feet along the
8 boundary of said parcel, thence in a northwesterly direction approximately 175 feet
9 along the boundary of said parcel, thence in a northerly direction approximately 1130
10 feet along the boundary of said parcel to a southeast corner of parcel 0477-25-9270,
11 thence in a westerly direction approximately 260 feet to the western right-of-way of
12 Bobby Jones Dr., thence in a westerly direction approximately 169 feet to the
13 southwestern corner of parcel 0477-25-7255, thence in a westerly direction
14 approximately 149 feet along the southern boundary of parcel 0477-25-6205 to the
15 southeastern corner of parcel 0477-25-4274, thence in a westerly direction
16 approximately 121 feet along the southern boundary of said parcel to the southeastern
17 corner of parcel 0477-25-3254, thence in a westerly direction approximately 125 feet
18 along the southern boundary of said parcel to the southeastern corner of parcel
19 0477-25-2213, thence in a westerly direction approximately 171 feet along the southern
20 boundary of said parcel to the southeastern corner of parcel 0477-25-0276, thence in a
21 northwesterly direction approximately 152 feet along the southern boundary of said
22 parcel to the southeastern corner of parcel 0477-15-9340, thence in a northwesterly
23 direction approximately 127 feet along the southern boundary of said parcel to the
24 southeastern corner of parcel 0477-15-8334, thence in a northwesterly direction
25 approximately 119 feet along the southern boundary of said parcel to the southeastern
26 corner of parcel 0477-15-7318, thence in a northwesterly direction approximately 139
27 feet along the southern boundary of said parcel to the southeastern corner of parcel
28 0477-15-5492, thence in a northwesterly direction approximately 50 feet along the
29 southern boundary of said parcel to the northeastern corner of parcel 0477-15-3242,
30 thence in a southwesterly direction approximately 345 feet along the eastern boundary
31 of said parcel to the northeastern corner of parcel 0477-14-3597, thence in a
32 southwesterly direction approximately 895 feet along the eastern boundary of said
33 parcel to the southeastern corner of said parcel and the northern right-of-way of
34 Hummingbird Pl., thence in a northwesterly direction approximately 20 feet along the
35 boundary of said parcel to the southeastern corner of parcel 0477-14-3221, thence in a
36 northwesterly direction approximately 92 feet along the boundary of said parcel to the
37 southeastern corner of parcel 0477-14-3600, thence in a northwesterly direction
38 approximately 100 feet along the boundary of said parcel to the southeastern corner of
39 parcel 0477-14-1657, thence in a northwesterly direction approximately 262 feet along
40 the boundary of said parcel to the southeastern corner of parcel 0477-14-0736, thence in
41 a northwesterly direction approximately 28 feet along the boundary of said parcel to the
42 southeastern corner of parcel 0477-04-8591, thence in a northwesterly direction
43 approximately 155 feet along the boundary of said parcel to the southeastern corner of
44 parcel 0477-04-8752, thence in a northwesterly direction approximately 23 feet along

1 the boundary of said parcel to the southeastern corner of parcel 0477-04-7547, thence in
2 a northwesterly direction approximately 132 feet along the boundary of said parcel to
3 the southeastern corner of parcel 0477-05-7676, thence in a northwesterly direction
4 approximately 20 feet along the boundary of said parcel to the southeastern corner of
5 parcel 0477-05-7418, thence in a northwesterly direction approximately 20 feet along
6 the boundary of said parcel to the southeastern corner of parcel 0477-05-4579, thence in
7 a northwesterly direction approximately 20 feet along the boundary of said parcel to the
8 southeastern corner of parcel 0477-04-5664, thence in a northwesterly direction
9 approximately 158 feet along the boundary of said parcel to the southeastern corner of
10 parcel 0477-04-4702, thence in a northwesterly direction approximately 167 feet along
11 the boundary of said parcel to the southeastern corner of parcel 0477-04-2778, thence in
12 a northwesterly direction approximately 119 feet along the boundary of said parcel to
13 the southeastern corner of parcel 0477-04-1861, thence in a northwesterly direction
14 approximately 20 feet along the boundary of said parcel to the southeastern corner of
15 parcel 0477-04-1625, thence in a northwesterly direction approximately 77 feet along
16 the boundary of said parcel to the southeastern corner of parcel 0477-04-0865, thence in
17 a northwesterly direction approximately 105 feet along the boundary of said parcel to
18 the southeastern corner of parcel 0467-94-9877, thence in a northwesterly direction
19 approximately 100 feet along the boundary of said parcel to the southeastern corner of
20 parcel 0467-94-8862, thence in a northwesterly direction approximately 103 feet along
21 the boundary of said parcel to the southeastern corner of parcel 0467-94-7703, thence in
22 a northwesterly direction approximately 245 feet along the boundary of said parcel to
23 the southeastern corner of parcel 0467-95-3265, thence in a northwesterly direction
24 approximately 57 feet along the boundary of said parcel to the southeastern corner of
25 parcel 0467-94-4732, thence in a northwesterly direction approximately 183 feet along
26 the boundary of said parcel to the southeastern corner of parcel 0467-94-2765, thence in
27 a northwesterly direction approximately 176 feet along the boundary of said parcel to
28 the southeastern corner of parcel 0467-95-3265, thence in a northwesterly direction
29 approximately 103 feet along the boundary of said parcel to the southeastern corner of
30 parcel 0467-84-9738, thence in a northwesterly direction approximately 147 feet along
31 the boundary of said parcel to the southwestern corner of said parcel, thence on a
32 southwesterly direction approximately 125 feet across the intersection of Baywood Rd.
33 and Hummingbird Pl. to the northeastern corner of parcel 0467-84-5548, thence in a
34 southerly direction approximately 224 feet along the boundary of said parcel to the
35 northeast corner of parcel 0467-84-5317, thence in a southerly direction approximately
36 250 feet along the boundary of said parcel to the northeast corner of parcel
37 0467-84-6034, thence in a southwesterly direction approximately 325 feet along the
38 boundary of said parcel to the southeast corner of said parcel and right-of-way of Sulky
39 Circle, thence in a southwesterly direction approximately 80 feet across Sulky Circle to
40 the northeast corner of parcel 0467-83-4633, thence in a southwesterly direction
41 approximately 410 feet along the boundary of said parcel to the northeast corner of
42 parcel 0467-83-1337, thence in a southwesterly direction approximately 364 feet along
43 the boundary of said parcel to the northeast corner of parcel 0467-83-0021, thence in a
44 southwesterly direction approximately 320 feet along the boundary of said parcel to the

1 northeast corner of parcel 0467-72-9797, thence in a southwesterly direction
2 approximately 100 feet along the boundary of said parcel to the northeast corner of
3 parcel 0467-72-9687, thence in a southwesterly direction approximately 100 feet along
4 the boundary of said parcel to the northeast corner of parcel 0467-72-9566, thence in a
5 southwesterly direction approximately 100 feet along the boundary of said parcel to the
6 northeast corner of parcel 0467-72-9456, thence in a southwesterly direction
7 approximately 100 feet along the boundary of said parcel to the northeast corner of
8 parcel 0467-82-0236, thence in a southwesterly direction approximately 238 feet along
9 the boundary of said parcel to the northeast corner of parcel 0467-72-9042, thence in a
10 southwesterly direction approximately 100 feet along the boundary of said parcel to the
11 northeast corner of parcel 0467-81-0908, thence in a southwesterly direction
12 approximately 100 feet along the boundary of said parcel to the southeast corner of said
13 parcel and the northern right-of-way of West Frontier Ave., thence in a southwesterly
14 direction approximately 65 feet across West Frontier Ave. to the southern right-of-way
15 of West Frontier Ave. and the northeast corner of parcel 0467-71-9891, thence in a
16 southwesterly direction approximately 90 feet along the boundary of said parcel to the
17 northeast corner of parcel 0467-71-9602, thence in a southwesterly direction
18 approximately 113 feet along the boundary of said parcel to the northeast corner of
19 parcel 0467-71-8581, thence in a southwesterly direction approximately 112 feet along
20 the boundary of said parcel to the northeast corner of parcel 0467-71-8471, thence in a
21 southwesterly direction approximately 107 feet along the boundary of said parcel to the
22 northeast corner of parcel 0467-71-8291, thence in a southwesterly direction
23 approximately 197 feet along the boundary of said parcel to the southeast corner of said
24 parcel and northern right-of-way of Pleasant View Dr., thence in a southwesterly
25 direction approximately 90 feet to the southern right-of-way of Pleasant View Dr.,
26 thence in a northwesterly direction approximately 410 feet along the right-of-way of
27 Pleasant View Dr. to the northeast corner of parcel 0467-71-3142, thence in a
28 southwesterly direction approximately 405 feet along the boundary of said parcel to the
29 southeastern corner of said parcel, thence in a northwesterly direction approximately
30 188 feet along the boundary of said parcel to the southeastern corner of parcel
31 0467-71-1136, thence in a northwesterly direction approximately 178 feet along the
32 boundary of said parcel to the southeastern corner of parcel 0467-71-0353, thence in a
33 northwesterly direction approximately 135 feet along the boundary of said parcel to the
34 southeastern corner of parcel 0467-61-9450, thence in a northwesterly direction
35 approximately 117 feet along the boundary of said parcel to the southeastern corner of
36 parcel 0467-61-8596, thence in a northwesterly direction approximately 26 feet along
37 the boundary of said parcel to the southeastern corner of parcel 0467-61-7506, thence in
38 a northwesterly direction approximately 274 feet along the boundary of said parcel to
39 the southeastern corner of parcel 0467-61-6713, thence in a northwesterly direction
40 approximately 100 feet along the boundary of said parcel to the southeastern corner of
41 parcel 0467-61-5769, thence in a northwesterly direction approximately 10 feet along
42 the boundary of said parcel to a point in the eastern boundary of parcel 0467-61-1721,
43 thence in a southerly direction along the boundary of said parcel to the southeastern
44 corner of said parcel, thence in a westerly direction approximately 574 feet along the

1 boundary of said parcel to the southeastern corner of parcel 0467-52-8171, thence in a
2 westerly direction approximately 167 feet along the boundary of said parcel to the
3 southeastern corner of parcel 0467-52-6174, thence in a westerly direction
4 approximately 188 feet along the boundary of said parcel to the southwestern corner of
5 said parcel, thence in a northerly direction approximately 639 feet along the boundary of
6 said parcel to the southeastern boundary of parcel 0467-52-3563, thence in a
7 southwesterly direction approximately 230 feet along the boundary of said parcel to the
8 northeast corner of parcel 0467-42-8194, thence in a southwesterly direction
9 approximately 48 feet along the boundary of said parcel to the northeast corner of parcel
10 0467-42-8070, thence in a southwesterly direction approximately 241 feet along the
11 boundary of said parcel to the northeast corner of parcel 0467-41-7863, thence in a
12 southwesterly direction approximately 463 feet along the boundary of said parcel to the
13 southeast corner of parcel 0467-41-4676, thence in a southwesterly direction
14 approximately 432 feet along the boundary of said parcel to the southwest corner of said
15 parcel, thence in a northwesterly direction approximately 215 feet along the boundary of
16 said parcel to the southwest corner of parcel 0467-41-3941, thence in a northwesterly
17 direction approximately 482 feet along the boundary of said parcel to the southwest
18 corner of parcel 0467-42-3146, thence in a northwesterly direction approximately 190
19 feet along the boundary of said parcel to the southwest corner of parcel 0467-42-3318,
20 thence in a northwesterly direction approximately 327 feet along the boundary of said
21 parcel to the southwest corner of parcel 0467-42-2692, thence in a northwesterly
22 direction approximately 269 feet along the boundary of said parcel to the southeast
23 corner of parcel 0467-33-9030, thence in a westerly direction approximately 225 feet
24 along the boundary of said parcel to the southeast corner of parcel 0467-32-6967, thence
25 in a westerly direction approximately 270 feet along the boundary of said parcel to the
26 southwest corner of said parcel and eastern right-of-way of Pleasant View Dr., thence in
27 a westerly direction approximately 65 feet across the right-of-way of Pleasant View Dr.
28 to the southeast corner of parcel 0467-32-3985, thence in a southwesterly direction
29 approximately 539 feet along the western right-of-way of Pleasant View Dr to the
30 boundary of parcel 0467-22-9726, thence in a southeasterly direction approximately 117
31 feet across the right-of-way of Pleasant View Dr. to the eastern right-of-way of Pleasant
32 View Dr. and a corner of parcel 0467-22-9726, thence in a southeasterly direction
33 approximately 1227 feet along the boundary of said parcel to the southeastern corner of
34 said parcel, thence in a southwesterly direction approximately 354 feet along the
35 boundary of said parcel to the southeast corner of parcel 0467-22-6379, thence in a
36 southwesterly direction approximately 390 feet along the boundary of said parcel to the
37 southeast corner of parcel 0467-22-3161, thence in a southwesterly direction
38 approximately 442 feet along the boundary of said parcel to the southeast corner of
39 parcel 0467-20-7795, thence in a southwesterly direction approximately 125 feet along
40 the boundary of said parcel to the southeast corner of parcel 0467-20-4671, thence in a
41 southwesterly direction approximately 289 feet along the boundary of said parcel to the
42 southern corner of said parcel, thence in a northwesterly direction approximately 410
43 feet along the boundary of said parcel to the southeast corner of parcel 0467-20-0546,
44 thence in a northwesterly direction approximately 198 feet along the boundary of said

1 parcel to the southeast corner of parcel 0467-10-8544, thence in a northwesterly
2 direction approximately 179 feet along the boundary of said parcel to the southeast
3 corner of parcel 0467-10-6543, thence in a northwesterly direction approximately 156
4 feet along the boundary of said parcel to the northwest corner of said parcel and
5 southern right-of-way of Pleasant View Dr., thence in a northwesterly direction
6 approximately 175 feet across the right-of-way of Pleasant View Dr. to the northern
7 right-of-way of Pleasant View Dr. and southeast corner of parcel 0467-10-1980, thence
8 in a westerly direction approximately 257 feet along the boundary of said parcel to the
9 southwest corner of said parcel and the eastern right-of-way of Rock Hill Rd., thence in
10 a southwesterly direction approximately 155 feet across the right-of-way of Rock Hill
11 Rd. to the western right-of-way of Rock Hill Rd. and the southeast corner of parcel
12 0467-00-8637, thence in a southwesterly direction approximately 242 feet along the
13 boundary of said parcel to the southern corner of said parcel, thence in a northwesterly
14 direction approximately 110 feet along the boundary of said parcel to the southwest
15 corner of said parcel and eastern right-of-way of Poplar Hill Rd., thence in a westerly
16 direction approximately 130 feet across the right-of-way of Poplar Hill Rd. to the
17 southeastern corner of parcel 0467-00-4718, thence in a northwesterly direction
18 approximately 324 feet along the boundary of said parcel to the southwestern corner of
19 said parcel, thence in a northeasterly direction approximately 215 feet along the
20 boundary of said parcel to the northwestern corner of said parcel, thence in a
21 southeasterly direction approximately 280 feet along the boundary of said parcel to the
22 northeastern corner of said parcel and western right-of-way of Poplar Hill Rd., thence in
23 a northwesterly direction approximately 535 feet along the western right-of-way of
24 Poplar Hill Rd., thence in a northeasterly direction approximately 344 feet along the
25 western right-of-way of Poplar Hill Rd., to the southeastern corner of parcel
26 0467-01-2835, thence in a southwesterly direction approximately 418 feet along the
27 boundary of said parcel to the southeastern corner of parcel 0457-92-9476, thence in a
28 southwesterly direction approximately 453 feet along the boundary of said parcel to the
29 southwestern corner of said parcel, thence in a northwesterly direction approximately
30 103 feet along the boundary of said parcel to the southwestern corner of said parcel,
31 thence in a northerly direction approximately 523 feet along the boundary of said parcel
32 to a corner of said parcel, thence in a northwesterly direction approximately 70 feet
33 along the boundary of said parcel to the westernmost corner of said parcel, thence in a
34 northeasterly direction approximately 1091 feet along the boundary of said parcel to the
35 southwestern corner of parcel 0457-83-9229, thence in a northeasterly direction
36 approximately 200 feet along the boundary of said parcel to the northwestern corner of
37 said parcel, thence in a westerly direction approximately 570 feet across the right-of-
38 way of Interstate 95 to the southeastern corner of parcel 0457-84-7040, thence in a
39 westerly direction approximately 835 feet along the boundary of said parcel to the
40 southeastern corner of parcel 0457-84-3036, thence in a westerly direction
41 approximately 373 feet along the boundary of said parcel to the southeastern corner of
42 parcel 0457-74-9036, thence in a westerly direction approximately 456 feet along the
43 boundary of said parcel to the southeastern corner of parcel 0457-74-4018, thence in a
44 westerly direction approximately 641 feet along the boundary of said parcel to the

1 southwestern corner of said parcel, thence in a northerly direction approximately 1111
2 feet along the boundary of said parcel to the boundary line of parcel 0457-75-3060,
3 thence westerly approximately 76 feet along the boundary of said parcel to the
4 southwestern corner of said parcel, thence in a northerly direction approximately 688
5 feet along the boundary of said parcel to a point in the southern boundary of parcel
6 0457-75-2756, thence in a northerly direction approximately 200 feet to a point in the
7 boundary of said parcel, thence in a westerly direction approximately 343 feet along the
8 boundary of said parcel, thence in a northerly direction approximately 273 feet along the
9 boundary of said parcel, thence in a easterly direction approximately 175 feet along the
10 boundary of said parcel, thence in a northerly direction approximately 196 feet along the
11 boundary of said parcel to the southwestern corner of parcel 0457-76-2501, thence in a
12 northerly direction approximately 362 feet along the boundary of said parcel to the
13 southeastern corner of parcel 0457-66-6642, thence in a westerly direction
14 approximately 265 feet along the boundary of said parcel to the southwestern corner of
15 said parcel, thence in a northerly direction approximately 478 feet along the boundary of
16 said parcel to the southwest corner of parcel 0457-66-6917, thence in a northerly
17 direction approximately 185 feet along the boundary of said parcel to the southwest
18 corner of parcel 0457-67-8466, thence in a northerly direction approximately 890 feet
19 along the boundary of said parcel to the southwest corner of parcel 0457-78-5347,
20 thence in a northerly direction approximately 527 feet along the boundary of said parcel,
21 thence in a westerly direction approximately 109 feet along the boundary of said parcel
22 to the southeast corner of parcel 0457-69-3083, thence in a northerly direction along the
23 eastern boundary of said parcel approximately 295 feet to a point in said parcel, thence
24 in an easterly direction approximately 88 feet to a point in the eastern boundary of said
25 parcel, thence in a northerly direction along the eastern boundary of said parcel
26 approximately 758 feet to the southeast corner of parcel 0457-69-4724, thence along the
27 eastern boundary of said parcel in a northerly direction approximately 368 feet to the
28 southeast corner of parcel 0458-60-4021, thence along the eastern boundary of said
29 parcel in a northerly direction approximately 178 feet to the southeastern corner of
30 parcel 0458-60-4204, thence along the eastern boundary of said parcel in a northerly
31 direction approximately 286 feet to the southeastern corner of parcel 0458-60-3592 ,
32 thence along the eastern boundary of said parcel in a northerly direction approximately
33 293 feet to the southeastern corner of parcel 0458-60-3788 , thence along the eastern
34 boundary of said parcel in a northerly direction approximately 268 feet to the
35 southeastern corner of parcel 0458-61-3005, thence along the eastern boundary of said
36 parcel in a northerly direction approximately 112 feet to the southeastern corner of
37 parcel 0458-61-4049, thence along the eastern boundary of said parcel in a northerly
38 direction approximately 105 feet to the southeastern corner of parcel 0458-61-4240,
39 thence along the eastern boundary of said parcel in a northerly direction approximately
40 105 feet to the southeastern corner of parcel 0458-61-3440, thence along the eastern
41 boundary of said parcel in a northerly direction approximately 330 feet to the
42 southeastern corner of parcel 0458-61-4648, thence along the eastern boundary of said
43 parcel in a northerly direction approximately 95 feet to the southwestern corner of
44 parcel 0458-61-7967, thence in an easterly direction approximately 161 feet to the

1 southeastern corner of said parcel, thence crossing parcel 0458-61-7782 in an easterly
2 direction approximately 60 feet to the southwestern corner of parcel 0458-61-9831,
3 thence in an easterly direction approximately 310 feet to the southwestern corner of
4 parcel 0458-72-0025, thence in an easterly direction approximately 179 feet to the
5 southwestern corner of parcel 0458-71-5934, thence in an easterly direction
6 approximately 601 feet to a point in the western boundary of parcel 0458-81-0757,
7 thence in a southeasterly direction approximately 652 feet to a point in the southern
8 boundary of said parcel, thence along the southern boundary of said parcel in an easterly
9 direction approximately 10 feet to the southwestern corner of parcel 0458-81-3678,
10 thence in a northeasterly direction approximately 435 feet to the northwestern corner of
11 parcel 0458-91-3073, thence in a southerly direction approximately 688 feet to a point
12 in the western boundary of said parcel, thence in a westerly direction approximately 327
13 feet to the northwestern corner of parcel 0458-90-5360, thence in a southeasterly
14 direction along western boundary of said parcel approximately 543 feet to the northern
15 corner of parcel 0457-89-5961, thence in a southerly direction approximately 379 feet to
16 the southwest corner of said parcel, thence in a southerly direction approximately 1940
17 feet to the southwestern corner of parcel 0457-98-3830, thence in an easterly direction
18 approximately 1463 feet to the western right-of-way margin of Rock Hill Road, thence
19 crossing in an easterly direction said right-of-way approximately 50 feet to a point in the
20 southern boundary of said parcel, thence in an easterly direction approximately 1222
21 feet to the western right-of-way margin of I-95 South, thence crossing in an easterly
22 direction right-of-way of I-95 South, I-95 North and White Plains Drive approximately
23 550 feet to the southwest corner of parcel 0467-17-9881, thence in a northeasterly
24 direction along the eastern right-of-way margin of White Plains Drive approximately
25 445 feet to the southwestern corner of parcel 0467-28-0282, thence continuing along
26 said right-of-way in a northeasterly direction approximately 383 feet to the northwestern
27 corner of parcel 0467-28-1446, thence in a westerly direction approximately 30 feet to
28 the southwestern corner of parcel 0437-28-1549, thence in a northeasterly direction
29 along the right-of-way of White Plains Drive approximately 1120 feet to a point in the
30 southern boundary of parcel 0467-39-4168, thence in a westerly direction
31 approximately 51 feet to the southwest corner of said parcel, thence in northeasterly
32 direction approximately 465 feet to the southwest corner of parcel 0467-49-1752, thence
33 in northeasterly direction approximately 484 feet to a point in the western boundary of
34 parcel 0468-31-5006, thence in a northeasterly direction approximately 137 feet to the
35 southwestern corner of parcel 0468-31-2137, thence in a northeasterly direction
36 approximately 310 feet to the southwestern corner of parcel 0468-31-2414, thence in a
37 northeasterly direction approximately 401 feet to the southwestern corner of parcel
38 0468-21-9783, thence in a northeasterly direction approximately 360 feet to the
39 southwestern corner of parcel 0468-32-0243, thence in a northeasterly direction
40 approximately 1167 feet to the northwestern corner of parcel 0468-32-3840, thence in a
41 northeasterly direction approximately 660 feet to a point in the northern most corner of
42 said parcel, thence in a northeasterly direction crossing Sanderosa Road to a point in the
43 western boundary of parcel 0468-43-2118, thence in a northeasterly direction
44 approximately 400 feet to the southwest corner of parcel 0468-44-1177, thence along

1 the western boundary of said parcel in a northeasterly direction approximately 101 feet
2 to a point in the western boundary of said parcel, thence in a northeasterly direction
3 along the right-of-way margin of Sanderosa Road approximately 567 feet to the
4 northwest corner of said parcel, thence in a northeasterly direction approximately 205
5 feet to a point in the western boundary of parcel 0468-53-6023, thence in a northeasterly
6 direction approximately 173 feet to the intersection of Murphy Road and Sanderosa
7 Road, thence in southwesterly direction approximately 160 feet to the southwestern
8 corner of parcel 0468-44-5545, thence in southeasterly direction approximately 80 feet
9 to the southeastern corner of said parcel, thence in a northeasterly direction
10 approximately 209 feet to a point in the southern right-of-way margin of Murphy Road,
11 thence continuing in a southeasterly direction approximately 123 feet to the northwest
12 corner of parcel 0468-44-9465, thence in a southwesterly direction approximately 115
13 feet to the southwest corner of said parcel, thence in a southeasterly direction
14 approximately 360 feet to the western right-of-way margin of Creek Bottom Trail,
15 thence crossing said right-of-way in a easterly direction approximately 75 feet to the
16 southwestern corner of parcel 0468-54-3373, thence in an easterly direction
17 approximately 442 feet to the northern corner of parcel 0468-54-6056, thence in a
18 southeasterly direction approximately 419 feet to the southwestern corner of parcel
19 0468-53-8949, thence in a southeasterly direction approximately 327 feet to the
20 southwest corner of parcel 0468-63-0951, thence in a southeasterly direction
21 approximately 151 feet to the southwest corner of parcel 0468-63-1874, thence in a
22 southeasterly direction approximately 140 feet to the southwest corner of parcel 0468-
23 63-2789, thence in a southeasterly direction approximately 105 feet to the southwest
24 corner of parcel 0468-63-3793, thence in a southeasterly direction approximately 80 feet
25 to the southwest corner of parcel 0468-63-4686, thence in a southeasterly direction
26 approximately 78 feet to a corner of parcel 0468-61-9999, thence in a northeasterly
27 direction approximately 937 feet to a point in the southern right-of-way margin of
28 Murphy Road, thence continuing along said right-of-way in a southeasterly direction
29 approximately 22 feet to the northwest corner of parcel 0468-63-8638, thence in a
30 southerly direction approximately 343 feet to the southwest corner of said parcel, thence
31 in a southeasterly direction approximately 377 feet to the southeast corner of said
32 parcel, thence southeasterly direction approximately 214 feet to the southwest corner of
33 said parcel, thence in a northeasterly direction approximately 90 feet to a corner of
34 parcel 0468-73-3209, thence in a southeasterly direction approximately 170 feet to a
35 corner of parcel 0468-73-4137, thence in a southeasterly direction approximately 170
36 feet to a corner of parcel 0468-73-5054, thence in a southeasterly direction
37 approximately 170 feet to a corner of parcel 0468-72-6973, thence in a southeasterly
38 direction approximately 170 feet to a corner of parcel 0468-72-8801, thence in a
39 southeasterly direction approximately 170 feet to a corner of parcel 0468-72-9720,
40 thence in a southeasterly direction approximately 170 feet to a point in the boundary of
41 parcel 0468-81-0994, thence in a northeasterly direction approximately 258 feet to a
42 point in the southern right-of-way margin of Murphy Road, thence along said right-of-
43 way in a southeasterly direction approximately 110 feet to the northern most corner of
44 parcel 0468-82-2660, thence in a southeasterly direction approximately 155 feet to the

1 southern most corner of said parcel, thence in a northeasterly direction approximately
2 165 feet to the southern right-of-way margin of Murphy Road, thence along said right-
3 of-way margin in a southeasterly direction approximately 198 feet to the northeastern
4 corner of parcel 0468-82-6318, thence in a southwesterly direction approximately 250
5 feet to the southwestern corner of said parcel, thence in a southeasterly direction
6 approximately 170 feet to the southwestern corner of parcel 0468-82-7373, thence in a
7 southeasterly direction approximately 170 feet to the southwestern corner of parcel
8 0468-82-9238, thence in a southeasterly direction approximately 170 feet to the
9 southwestern corner of parcel 0468-92-0292, thence in a southeasterly direction
10 approximately 171 feet to the southeastern corner of said parcel, thence in a
11 northeasterly direction approximately 225 feet to the southern right-of-way margin of
12 Murphy Road, thence with said right-of-way margin approximately 90 feet to the
13 northwestern corner of parcel 0468-92-3192, thence in a southwesterly direction
14 approximately 224 feet to the southwestern corner of said parcel, thence in southeasterly
15 direction approximately 285 feet to the southeastern corner of said parcel, thence in a
16 northeasterly direction approximately 290 feet to the southern right-of-way margin of
17 Murphy Road, thence crossing right-of-way of Murphy Road approximately 60 feet to
18 the southwestern corner of parcel 0468-93-8406, thence in a southeasterly direction
19 approximately 204 feet to a point in the western boundary of parcel 0478-02-0310,
20 thence in a southerly direction approximately 10 feet to the southwestern corner of said
21 parcel, thence in a southeasterly direction approximately 227 feet to a point, thence in a
22 northeasterly direction approximately 74 feet to the point of Beginning.

23 (c) The Town of Eastover acknowledges that, notwithstanding the provisions of
24 G.S. 160A-58.1(b)(2) or any other provision of law, the City of Fayetteville may annex
25 all or any portion of the property described in subsections (a) and (b) of this section at
26 any time without entering into an annexation agreement with the Town of Eastover.

27 (d) The Town of Eastover acknowledges that notwithstanding any other
28 provision of law, the property described in subsections (a) and (b) of this section shall
29 be included in the City of Fayetteville's Municipal Influence Area.

30 "ARTICLE III. GOVERNING BODY.

31 "Section 3.1. **Structure of Governing Body; Number of Members.** The governing
32 body of the Town of Eastover is the Mayor and the Town Council, which shall have six
33 members.

34 "Section 3.2. **Temporary Officers.** Until the organizational meeting after the initial
35 election in 2007 provided for by Section 4.1 of this Charter, Charles G. McLaurin is
36 hereby appointed Mayor and Benny Pearce, Sara Piland, Rupert Tatum, Jr., Lawrence
37 Buffaloe, Cheryl Hudson, and Willie Geddie are appointed council members of the
38 Town of Eastover, and they shall possess and exercise the powers granted to the
39 governing body until their successors are elected or appointed and qualified pursuant to
40 this Charter. The temporary officers shall elect one of their members to serve as Mayor
41 Pro Tempore until the organizational meeting after the initial election in 2007. If any
42 person named in this section is unable to serve, the remaining temporary officers shall,
43 by majority vote, appoint a person to serve until the initial municipal election is held in
44 2007.

1 **"Section 3.3. Manner of Electing Town Council; Term of Office.** The qualified
2 voters of the entire Town shall elect the members of the Town Council and, except as
3 provided in this section, they shall serve four-year terms. In 2007, the three candidates
4 receiving the highest numbers of votes shall be elected to four-year terms and the three
5 candidates receiving the next highest numbers of votes shall be elected to two-year
6 terms. In 2009, and quadrennially thereafter, three members shall be elected to four-year
7 terms. In 2011, and quadrennially thereafter, three members shall be elected to four-year
8 terms. To be eligible for election to the Town Council, an individual must reside in the
9 Town of Eastover. Vacancies on the Town Council shall be filled in accordance with
10 G.S. 160A-63.

11 **"Section 3.4. Manner of Electing Mayor; Term of Office; Duties.** The qualified
12 voters of the entire Town shall elect the Mayor. In 2007, and biennially thereafter, the
13 Mayor shall be elected for a term of two years. The Mayor shall attend and preside over
14 meetings of the Town Council, shall advise the Town Council from time to time as to
15 matters involving the Town of Eastover, and shall have the right to vote as a member of
16 the Town Council on all matters before the Council, but shall have no right to break a
17 tie vote in which the Mayor has participated.

18 **"Section 3.5. Manner of Electing Mayor Pro Tempore; Term of Office; Duties.**
19 The Mayor Pro Tempore shall be elected from among the members of the Town
20 Council at the organizational meeting after the initial election in November 2007, and
21 shall serve for a term of two years. The Mayor Pro Tempore shall act in the absence or
22 disability of the Mayor. If the Mayor and Mayor Pro Tempore are both absent from a
23 meeting of the Town Council, the members of the Town Council present may elect a
24 temporary chair to preside in the absence. The Mayor Pro Tempore shall have the right
25 to vote on all matters before the Town Council and shall be considered a member of the
26 Town Council for all purposes.

27 **"Section 3.6. Compensation of Mayor and Town Council.** The Mayor and
28 members of the Town Council shall be reimbursed for ordinary and necessary expenses.

29 **"ARTICLE IV. ELECTIONS.**

30 **"Section 4.1. Conduct of Town Elections.** Elections shall be conducted on a
31 nonpartisan basis and results determined by a plurality as provided in G.S. 163-292.

32 **"Section 4.2. Date of Election.** Elections shall be conducted in accordance with
33 Chapter 163 of the General Statutes, with the first election to be held on November 6,
34 2007.

35 **"Section 4.3. Special Elections and Referenda.** Special elections and referenda
36 may be held only as provided by general law or applicable local acts of the General
37 Assembly.

38 **"ARTICLE V. ADMINISTRATION.**

39 **"Section 5.1. Form of Government.** The Town shall operate under the
40 Council-Manager plan as provided in Part 2 of Article 7 of Chapter 160A of the General
41 Statutes.

42 **"Section 5.2. Town Manager; Appointment; Power and Duties.** The Town
43 Council shall appoint a Town Manager who shall be responsible for the administration
44 of all departments of the Town government, except as otherwise directed by the Town

1 Council. The Town Manager shall have all the powers and duties conferred by general
2 law, except as expressly limited by the provisions of this Charter, and the additional
3 powers and duties conferred by the Town Council, so far as authorized by general law.

4 "Section 5.3. **Town Manager's Authority Over Personnel; Role of Elected**
5 **Officials.** As chief administrator of the Town, the Town Manager shall have the power
6 to appoint, suspend, and remove all Town officers, department heads, and employees,
7 except the Town Attorney, Town Clerk, and any other official whose appointment or
8 removal is vested in the Town Council by this Charter or by general law. Neither the
9 Town Council nor any of its members shall take part in the appointment or removal of
10 officers or employees in the administrative service of the Town of Eastover, except as
11 provided by this Charter. Except for purposes of inquiry, or for consultation with the
12 Town Attorney, the Town Council and its members shall deal with Town employees
13 solely through the Town Manager or Acting Town Manager, and neither the Town
14 Council nor any of its members shall give any specific orders to any subordinates of the
15 Town Manager or Acting Town Manager, either publicly or privately.

16 "Section 5.4. **Town Attorney.** The Town Council shall appoint a Town Attorney
17 licensed to practice law in North Carolina. It shall be the duty of the Town Attorney to
18 represent the Town, advise Town officials, and perform other duties required by law or
19 as the Town Council may direct.

20 "Section 5.5. **Town Clerk.** The Town Council shall appoint a Town Clerk to keep a
21 journal of the proceedings of the Town Council, to maintain official records and
22 documents, to give notice of meetings, and to perform such other duties required by law
23 or as the Town Council may direct.

24 "Section 5.6. **Other Administrative Officers and Employees.** The Town Council
25 may authorize other offices and positions and appoint persons to fill the offices and
26 positions, or the Council may authorize the offices and positions to be filled by
27 appointment by the Town Manager. The Town Council may organize the Town
28 government as deemed appropriate, subject to the requirements of general law.

29 "Section 5.7. **Consolidation of Functions.** Where positions are not incompatible,
30 the Town Council may combine in one person the powers and duties of two or more
31 officers created or authorized by this Charter.

32 "ARTICLE VI. TAXES AND BUDGET ORDINANCE.

33 "Section 6.1. **Powers of the Town Council.** The Town Council may levy those
34 taxes and fees authorized by general law. An affirmative vote equal to a majority of all
35 the members of the Town Council shall be required to change the ad valorem tax rate
36 from the rate established during the prior fiscal year.

37 "Section 6.2. **Budget.** From and after July 1, 2007, the citizens and property in the
38 Town of Eastover shall be subject to municipal taxes levied for the year beginning July
39 1, 2007, and for that purpose the Town shall obtain from Cumberland County a record
40 of property in the area herein incorporated which was listed for property taxes as of
41 January 1, 2007. The Town may adopt a budget ordinance for fiscal year 2007-2008
42 without following the timetable in the Local Government Budget and Fiscal Control
43 Act, but shall follow the sequence of actions in the spirit of the act insofar as is
44 practical. For fiscal year 2007-2008, ad valorem taxes may be paid at par or face

1 amount within 90 days of adoption of the budget ordinance and thereafter in accordance
2 with the schedule in G.S. 105-360 as if the taxes had been due and payable on
3 September 1, 2007.

4 "ARTICLE VII. ORDINANCES.

5 "Section 7.1. **Ordinances.** Except as otherwise provided in this Charter, the Town of
6 Eastover is authorized to adopt such ordinances as the Town Council deems necessary
7 for the governance of the Town.

8 "ARTICLE VIII. MISCELLANEOUS.

9 "Section 8.1. **Conflicts of Interest.** No person, or a member of the person's
10 immediate family, who is employed by or is an official of the Town of Eastover, shall
11 do business with the Town unless the activity is approved by the Town Council. All
12 appointed officials of the Town shall inform the Town Council of any conflicts of
13 interest, and the failure to so inform shall constitute grounds for immediate dismissal for
14 cause. No official of the Town may accept any gratuity from any business, person, or
15 other official if the gratuity is related to his or her official duties.

16 "Section 8.2. **Enlargement of Town Council.** The qualified voters of the Town of
17 Eastover may seek to enlarge the number of members of the Town Council by
18 submitting a petition to that effect signed by twenty percent (20%) of the qualified
19 voters. Upon passage of a resolution as provided in G.S. 160A-102 or upon receipt of a
20 valid petition, the Town Council shall immediately take steps as provided in Part 4 of
21 Article 5 of Chapter 160A of the General Statutes to determine by referendum whether
22 the number of members of the Town Council should be increased. If a majority of the
23 votes cast in the referendum are in the affirmative, a special election shall be held at the
24 earliest possible date to elect the additional members required to enlarge the Town
25 Council to the number set forth in the referendum.

26 "Section 8.3. **Amendments to Charter.** The Town Council may propose and enact
27 amendments to this Charter in accordance with Part 4 of Article 5 of Chapter 160A of
28 the General Statutes. No amendment to this Charter shall become effective until public
29 notice is given and a public hearing is held to receive comments on the proposed
30 Charter amendment. Notwithstanding G.S. 160A-103, upon receipt of a referendum
31 petition bearing the signatures and residence addresses of twenty percent (20%) of the
32 qualified voters of the Town, the Town Council shall submit ordinances adopted under
33 G.S. 160A-102 to a vote of the people.

34 "Section 8.4. **Provision of Services and Administration of Functions.** The Town
35 Council may enter into agreements with other governmental bodies and private
36 enterprises for the provision of services and the administration of corporate functions in
37 order to provide the services and administer the functions in the most efficient and
38 cost-effective manner.

39 "Section 8.5. **Sales Tax Reimbursement.** The Town of Eastover shall comply with
40 the terms of the Sales Tax Interlocal Agreement between Cumberland County and the
41 municipalities within Cumberland County until the Agreement expires on June 30,
42 2013, or the Agreement is terminated, whichever occurs first.

43 "ARTICLE IX. SPECIAL PROVISIONS.

1 "Section 9.1. **Fire Protection.** The Town of Eastover may contract with the Eastover
2 Volunteer Fire Department, Inc., and the Vander Volunteer Fire Department, Inc., to
3 provide fire protection for the Town. The contract terms and the amount paid by the
4 Town of Eastover to the Eastover Volunteer Fire Department, Inc., and the Vander
5 Volunteer Fire Department, Inc., shall be mutually agreed upon and annually renewed
6 by the Board of Directors for the Eastover Volunteer Fire Department, Inc., and the
7 Town Council and the Board of Directors for the Vander Volunteer Fire Department,
8 Inc., and the Town Council."

9 **SECTION 2.** Notwithstanding G.S. 163-294.2, the filing period for the
10 Town Council for the 2007 municipal election shall open at 12:00 noon on the first
11 Friday in August and shall close at 12:00 noon on the third Friday in August.

12 **SECTION 3.** This act is effective when it becomes law.

**NAME OF TOWN, TOWN OFFICIALS, FORM OF GOVERNMENT AND
MANNER OF ELECTION**

NAME

The name of the town shall be 'Town of Eastover.'

TYPE OF GOVERNMENT

The type of government will be a Mayor and six council members with four year staggered terms as defined in the attached Town Charter.

INTERIM MAYOR and INTERIM TOWN BOARD

The Temporary Mayor of the Town of Eastover is Charles G. McLaurin

The six Temporary Council members are: Lawrence Buffaloe, Willie Geddie, Cheryl Hudson, Benny Pearce, Sara Piland, and Rudy Tatum.

MANNER OF ELECTION

Elections shall be conducted on a nonpartisan basis and results determined by a plurality as provided in G.S. 163-292. The qualified voters of the entire Town shall elect the Mayor and the six members of the Town Council from the Town at large.

STATEMENT OF ESTIMATED POPULATION AND POPULATION DENSITY

The estimated number of housing units within the proposed municipality is 2,079. According to the 2000 Census, the Eastover Township had 2.56 Persons per Household. The overall vacancy rate within the Eastover Township was 9 percent of the total number of housing units. The current population estimate for the proposed municipality derived by multiplying the total number of housing units by the vacancy rate by the persons per household is 4,838 persons. The total area of the proposed Incorporation Area is 18.11 square miles. The population density is 267 persons per square mile. (See Appendix H: Data/information provided by the Cumberland County Planning Department Staff, February 15, 2006)

The Town of Eastover will maintain a commitment to preserving the environment and the unique quality of life that makes our community cherished and prosperous. The Eastover Township will be a primary area for growth within the county in the next several years.

In anticipation of significant population growth, immediately upon incorporation, the Town Council will conduct a study to determine the amount of land suitable for urban development, evaluate its capacity for growth and initiate long range planning strategies with the Cumberland County Joint Planning Board and Planning Staff. Special consideration will be given to "urban growth boundary lines" within the town boundaries that will align growth to areas with an existing and planned infrastructure for facilities and services, protect natural resource lands, allow rural areas to remain largely intact, and guide service providers and other private sector entities in the management of responsible growth.

DEGREE OF DEVELOPMENT

Area Estimate for Proposed Incorporation Area	Acres 11593	Square Miles 18.11		
Area Included in Right of Way	1022	1.60		
Balance	10571	16.52		
	Lots	% Total Lots	Acreage	%Total Acreage
All Lots	3438		10571	
Residential	2039	59%	4609	43.6%
Residential <= 5 Acres	1892	55.0%	1988.26	18.8%
Commercial	40	1.2%	226.37	2.1%
Industrial	10	0.3%	36.98	0.3%
Institutional	30	0.9%	119.34	1.1%
Dedicated Open Space	8	0.2%	53.42	0.5%
Governmental	4	0.1%	33.71	0.3%
Percentage Developed		57.7%		23.3%
Residential > 5 Acres	147	4.3%	2620.9	24.8%
Present Use	81	2.4%	2573.22	24.3%

As demonstrated by the above chart, the proposed Town of Eastover contains 18.11 square miles, includes a population density of 267 persons per square mile. Of the total lots, 57.7% are developed. Of the total acreage, 23.3% is developed. 24.3% of the acreage is classified as "Present Use" and 24.8% of the acreage is residential with lot size exceeding five acres. (See Appendix H: Data/information provided by the Cumberland County Planning Department Staff, February 15, 2006)

This degree of development in the proposed Town of Eastover provides an opportunity for controlled growth that is consistent with the natural environment and the community's cultural heritage. Municipal incorporation now will allow the Town officials to plan and manage growth, rather than leaving the community's future to chance. The 2010 Land Use Plan for the Eastover area, the percentage of total lots already developed, the topography and soils in the area, and the environmental need for low density populations as recommended by the 2010 Land Use Plan and the 2030 Growth and Vision Plan are valid reasons to view the current degree of development as a positive attribute for the proposed municipality.

SERVICES TO BE OFFERED

The area known as Eastover receives police protection, fire protection, and zoning services from the County of Cumberland, water distribution and planned sewer services from the Eastover Sanitary District with a portion of the proposed municipality receiving services from the Public Works Commission, and street maintenance and street construction or right of way acquisition from the NC Department of Transportation and the County of Cumberland. The County of Cumberland provides solid waste disposal sites.

The proposed Town of Eastover will offer 1) police protection by supplementing the current services offered by the Cumberland County Sheriff's Department 2) street lighting, beginning with the main streets in the most densely populated area of the proposed town 3) fire protection through contracts with the Eastover Volunteer Fire Department and the Vander Volunteer Fire Department and 4) zoning in collaboration with the Cumberland County Joint Planning Board and Planning Staff.

Police Protection. The Cumberland County Sheriff's Department provides outstanding service to the Eastover Township; however, a growing community will require additional services.

The Town of Eastover will employ deputies to serve within the proposed town boundaries, thereby increasing police protection services to the residents of the Town of Eastover. The level of services now provided by the Cumberland County Sheriff's Department will remain intact. (See Appendix J: Letter of Assurance dated February 1, 2006 from Sheriff Earl R. Butler, Cumberland County Sheriff's Office).

Initially, The Town of Eastover would employ two deputies with expansion of services to be determined by need and available revenues. The Cumberland County Sheriff's Department will enter into a contractual arrangement with the Town of Eastover on a "cost per deputy" basis. The initial cost per deputy for vehicle, equipment, and related expenses is \$42,756. The salary and benefits for one deputy would be \$47,017 and would be recurring. The recurring vehicle expenses would be \$1800 annually plus cost of fuel (to be determined). Based on the projected initial and recurring costs, the town budget for the first year of operation would be \$200,000. (See Appendix K: Letter of Agreement and Estimated Costs dated January 24, 2006 from the Cumberland County Sheriff's Department)

Fire protection. The Fire Protection Service will be provided by contract with two existing fire departments which operate within the boundaries of the proposed town of Eastover, the Eastover Volunteer Fire Department, Inc. and the Vander Fire Department, Inc. Both fire departments operate as 501 (3) c non-profit corporations. They currently operate in fire districts that cover the geography proposed for the Town of Eastover.

The purpose of the fire service is to provide fire protection to our community and tax district. Each fire department is run as a corporation with an elected Board of Directors which is empowered to make regulations and contracts for the respective fire departments. Each fire department will be asked to appoint a liaison who will be the direct line of communication between the Town Council of the Town of Eastover and the respective fire department.

Both fire departments have been in existence for a number of years. They have received fire insurance ratings of Class 6 which results in savings on premiums for many homeowners and commercial businesses on their fire insurance policies

The proposed plan for the fire protection of the property and life of the residents of Eastover is that a contract will be executed with the Eastover Fire Department, Inc. and the Vander Fire Department, Inc. to provide fire protection for the same geographic fire districts within the Town of Eastover that the two Fire Departments currently serve, with the existing fire district taxes of 10 cents per \$100 respectively being contracted back to each fire department to provide these services. Since the respective fire districts are currently identified geographically and, between them, include all the property to be included in the boundaries of the Town of Eastover, it is anticipated that these fire district boundaries will remain virtually the same for the immediate future.

It is the plan of the Town of Eastover to provide additional finances to both fire departments, on a pro-rata basis, to improve the fire protection for the residents of Eastover. The nature of the improved services will be decided jointly by the Town Council of Eastover and the Boards of Directors of the respective fire departments. Immediate possibilities could involve such improvements as upsizing the available fire hydrants contained in the Eastover Sanitary District, to working towards satellite extensions of the fire departments into the community, thereby bringing the fire protection services closer to the residents that are served. The possibility of providing funds to hire additional personnel thereby decreasing response time when services are needed will also be considered.

The role of the fire departments in the community is always evolving. Future improvements potentially being championed by the Town of Eastover could involve improving first responder and EMT services within the departments. These services are currently offered by both fire departments and are always evolving to provide better equipment and techniques for the citizens of Eastover.

(See Appendix L: Letters of agreement from the Board of Directors of the Eastover Volunteer Fire Department and the Board of Directors of the Vander Fire Department and Appendix M: Documentation of the public protection classification and financial reports on the respective Fire Departments)

Street Lighting Plan. Street lighting is a service the Town of Eastover will provide to the commercial area. It will enhance the safety of vehicular traffic, pedestrian movement, and increase after dark business activity. The initial lighting plan will

focus on the heart of Eastover's business district, which lies mostly on Dunn Road, from Beard Road on its northern end, to just beyond Murphy Road on the southern end. Intersections of Dunn Road and major feeder roads will be lighted. The planned expansion will include the main road lighting along Dunn Road as commercial development occurs. Feeder roads and cross roads will be lit as they are developed.

Lighting Criteria: The lighting plan will include design, installation and service, intensity, and scope of work. Since Dunn Road is also US-301, NCDOT design standards will be followed, with NCDOT having approval of the design. Progress Energy will provide the installation and service. The existing power lines and poles are owned by Progress Energy; therefore, Progress Energy will be contracted to install additional poles as required by NCDOT, install and activate the system, provide power and service the system as needed. The Lighting intensity and lighting type will be in accordance with NCDOT criteria. It will be lighted by Sodium Vapor lights, with an intensity of 28,500 lumens, with an average spacing of approximately 250 feet.

Scope of Work. The scope of work will involve existing poles which will be used where practical. This will reduce the overall number of poles along the road, which will reduce the clutter effect of too many poles. New poles will be installed where required by NCDOT and where the use of existing poles is too costly (caused by having to relocate existing lines on poles). The quantity of poles will vary between 37 and 44, depending on the final design. The cost for street lighting will be related to installation and monthly services. Progress Energy has indicated that there should not be an initial installation cost with all materials and labor being factored into the monthly utility cost. Based on the standard rates provided by Progress Energy, the monthly cost can vary from approximately \$586.13 to \$753.22. The annual rate will be \$7,033.56 to \$9,038.64. While the rate per light and/or pole will not vary, based on current quotes, the total cost is subject to change based on the final design as approved by NCDOT. (See Appendix N: Progress Energy letter of intent; Appendix O: Progress Energy price quotes; Appendix P: Progress Energy Street Lighting Service; and Appendix Q: Lighting site plan)

Zoning. The Town of Eastover will work cooperatively and collaboratively with the Cumberland County Joint Planning Board and Cumberland County Planning Department to embrace zoning that is consistent with county standards yet respectful of the unique natural and cultural environment of the Eastover Township.

A strong, consistent commitment to the quality of life of its residents and a powerful sense of community has been the mainstay of the Eastover Township. Zoning services to be provided by the Town of Eastover would focus on policies and ordinances that would protect the character of the Eastover community. Effective growth management and zoning policies would be aimed at avoiding the harm and hazards associated with over development and would encourage development consistent with the expressed aims of residents of the Town of Eastover, a sensitivity to topography and soils, detailed planning within the town boundaries and regional comprehensive land use plans.

Currently a member of the Progress Eastover Committee who also will be a Temporary Town Council member serves on the Cumberland County Joint Planning Board. This member is one of four at-large members representing all of Cumberland County. The towns of Hope Mills, Spring Lake, and Stedman each have a representative from their municipality and the towns of Godwin, Falcon, and Wade, with a total population of less than 1000 residents, has a representative. The Eastover Township, on the contrary, has a population in excess of 8,000 people and has no representative. Incorporation would assure legal representation in comprehensive planning and zoning issues.

The Town of Eastover will adopt a Resolution Governing Zoning to the effect that the governing board of the Town will request that the County make the Cumberland County Zoning Ordinance applicable to all areas located within the corporate limits of the Town with the following exceptions: that the governing board of the Town shall be the final authority for site plan approval of all non-residential development within the corporate limits of the Town and the governing board of the Town will give final approval authority on any zoning amendments. (See Appendix R: Letters of support and Agreement with the Cumberland County Joint Planning Board and Appendix S: Sample Resolution Governing Zoning, Cumberland County Planning Department)

EASTOVER SANITARY DISTRICT

P.O. Box 1083 • Fayetteville • North Carolina • 28302-1083

PH: 910/323-3973

FX: 910/323-5224

January 30, 2006

To: Chairperson Sara Piland
Progress Eastover Committee

As chairman of the Eastover Sanitary District, I am writing you on behalf of the District's Board of Directors. The District wishes to recognize the efforts being made to incorporate portions of the Eastover Township and wholeheartedly support the incorporation.

The Sanitary District pledges to support the Town of Eastover by providing water and sewer services where needed. Those areas not now receiving water will be included in our expansion plans. Sewer service will soon be provided to several areas in Eastover. Other areas will receive sewer service as projects are developed.

It is the goal of the Eastover Sanitary District to provide water and sewer to the residents of Eastover. We will support the Town of Eastover in that endeavor.

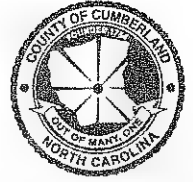
Sincerely,



Morgan L. Johnson



EARL R. BUTLER, SHERIFF
CUMBERLAND COUNTY SHERIFF'S OFFICE



An Internationally Accredited Law Enforcement Agency

February 1, 2006


Mrs. Sara Piland, Chairwoman
Eastover Progress Committee
1770 Dobbin Holmes Road
Fayetteville, North Carolina 28312

Dear Mrs. Piland,

I just wanted you to know that if the Eastover Community is incorporated, the Cumberland County Sheriff's Office will continue to provide the same level of service, plus one contract deputy, to the citizens in that area as always.

Please do not hesitate to call me if you have any questions or if I can be of further help.

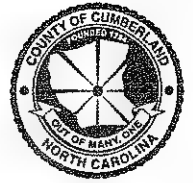
Sincerely,


Earl R. Butler
Sheriff

ERB/kb



**EARL R. BUTLER, SHERIFF
CUMBERLAND COUNTY SHERIFF'S OFFICE**



An Internationally Accredited Law Enforcement Agency

January 25, 2006

Mrs. Sara Piland, Chairwoman
Eastover Progress Committee
1770 Dobbin Holmes Road
Fayetteville, North Carolina 28312

Dear Mrs. Piland,

Attached to this letter are figures for the initial cost and recurring cost to hire one Deputy Sheriff.

I would be amenable to negotiate a contract to furnish law enforcement with Progress Eastover Committee if you are successful in your endeavor to incorporate the Eastover area. My office would be willing to work with you and your organization to work out details, both internally and legally, for the Sheriff's Office to extend this service.

Please do not hesitate to call me if you have any questions or if I can be of further help.

Sincerely,

Earl R. Butler
Sheriff

January 24, 2006

Estimated Cost of One Deputy Sheriff and Equipment

Uniforms and personal equipment	\$1,730	Initial cost
Pistol & Shotgun	\$785	
Radio-Walkie-Talkie	\$3,763	
Patrol car, marked, with accessories	\$24,630	
In-car computer	\$5,022	
In-car radio	\$1,826	
In-car camera system	\$5,000	
Initial costs	\$42,756	
One Deputy 42.5 hours per week salary & benefits	\$47,017	Recurring
Recurring Car expenses		
Insurance	\$1,000	
Maintenance & service	\$800	
Fuel	to be determined	

EASTOVER VOLUNTEER FIRE DEPARTMENT

**3405 Dunn Road
Fayetteville, North Carolina 28312**

January 17, 2006

Sara E. Piland
Chair,
Progress Eastover Committee

Madam Chair:

By action of the Board of Directors, the Eastover Volunteer Fire Department is committed to supply fire protection services to the Town of Eastover at the present appraised value of \$ 0.10 per \$ 100.00 property value. Eastover Volunteer Fire Department anticipates no reductions in current levels of staffing for emergency response within town limits. Equipment is constantly being upgraded to provide the most efficient apparatus available to our department.

If we can be of further assistance in this matter, please feel free to contact me at Eastover Volunteer Fire Department.

Sincerely,



Herman A. Britt
President
Board of Directors
Eastover Volunteer Fire Department

VANDER FIRE DEPARTMENT
3509 CLINTON ROAD
FAYETTEVILLE NC, 28301
Phone (910) 483-5042 Fax (910) 483-7814

February 8, 2006

Sara E. Piland
Chair
Progress Eastover Committee

Madam Chair:

By action of the Board of Directors, the Vander Fire Department is committed to supply fire protection services to the Town of Eastover at the present appraised value of \$0.10 per \$100.00 property value. Vander Fire Department anticipates no reductions in current levels of staffing for emergency response within the town limits. Equipment is constantly being upgraded to provide the most efficient apparatus available to our department. If we can be of further assistance in this matter, please feel free to contact me at Vander Fire Department.

Sincerely,

Albert H. Smith

Albert H. Smith
Chairman
Board of Directors
Vander Fire Department

Charles C. Morris
Chair
Town of Linden

Donovan McLaurin
Vice-Chair
Wade, Falcon & Godwin
Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman



COUNTY of CUMBERLAND

Planning and Inspections Department

Thomas J. Lloyd,
Interim Director

Clifton McNeill, Jr.,
Roy Turner,
Lori Epler,
Sara E. Piland,
Cumberland County

February 1, 2006

Dear Sara,

The Cumberland County Planning and Inspections Department can provide the identical services to an incorporated Eastover as it currently provides both countywide and select other municipalities within the County. These services include all trades inspections (building, plumbing, electrical, mechanical and mobile homes); zoning, junk vehicle and minimum housing code enforcement; land use codes administration (process re-zoning, special use permit applications and variance applications as well as all subdivision proposals and site plan review).

The department can also provide planning services to include, but not limited to, comprehensive land use planning, special projects transportation and streets and addressing.

In summary, all the services provided to county residents can still be provided to an incorporated Eastover upon approval by the County Commissioners. If you have any further questions or concerns, please feel free to call or visit.

Sincerely,
Thomas J. Lloyd

Interim Director
Cumberland County Joint Planning and Inspections



COUNTY of CUMBERLAND

JAMES E. MARTIN
COUNTY MANAGER

JUANITA PILGRIM
DEPUTY COUNTY MANAGER

Office of the County Manager

CLIFF SPILLER
ASSISTANT COUNTY MANAGER

AMY H. CANNON
ASSISTANT COUNTY MANAGER

February 1, 2006

Ms. Sara Piland
Dobbin-Holmes Road
Fayetteville, NC 28312

Dear Sara,

Thank you for taking the time to meet with County staff yesterday concerning county data needed for the Eastover Incorporation. One question you raised was the relationship between the City and County related to Parks and Recreation Services. In addition to the agreement, I thought that it may be helpful to summarize the consolidated Parks and Recreation operations.

After many months of review and consideration, the County Commissioners and the City Council approved a consolidation of the parks and recreation services effective July 1, 2004. Under the operations agreement and the interlocal agreement, the City has the responsibility of managing and operating the consolidated departments. The operations agreement states that the programs will be funded from two separate sources: an urban area funded by City revenues and a County Recreation District funded by County Recreation Tax District revenues. Additionally, the agreement sets forth that service levels shall be maintained as provided in both areas prior to July 1, 2004.

The County still collects the recreation district taxes and remits the proceeds monthly to the City of Fayetteville. The City is required to submit a budget for the recreation district to the County Manager and then to the County Commissioners for approval.

At the time of the consolidation, the County was in the early planning stages of the Eastover Recreation Center. That center is now under construction at Eastover Central Elementary School. The construction costs for the recreation center are being funded through the County Recreation tax. Additionally, the operating costs for the center will also be funded from district revenues.

Currently, the town of Hope Mills is participating in the consolidated County/City recreation program. The town of Spring Lake operates a separate recreation program.

I hope this letter addresses your questions concerning the consolidated County and City Parks and Recreation Program. Please do not hesitate to contact me if you need additional information.

Sincerely,

Amy H. Cannon
Assistant County Manager

STATEMENT OF ASSESSED VALUATION

County Property Taxation. Property taxes in the Eastover community are levied by the County of Cumberland and are based on the assessed valuation of the individual property and the effective tax rate set by the Cumberland County Board of Commissioners. According to data provided by the Cumberland County Tax Office, the Real Estate assessed valuation for the proposed Town of Eastover is \$288,608,714, for Personal Property, \$35,277,615, and for Motor Vehicle, \$35,765,610.

(See Appendix T: Statement of Assessed Valuation provided by the Office of the Tax Administrator, County of Cumberland dated February 3, 2006)

AD VALOREM TAX LEVY

The current Tax Bill for the Eastover Fire District is:

County Wide	.00880000
Eastover Fire District	.00100000
Recreation	.00500000
Special Fire Tax	.00005000
Total Tax Rate	.01035000

After incorporation, the Tax Bill for the Town of Eastover will be:

County Wide	.00880000
Eastover Fire District	.00100000
Recreation	.00050000
Special Fire District	.00005000
Eastover Town	.00050000
Total Tax Rate	.1085000

Thus, the new tax for the residents of the Town of Eastover will be 5 cents per \$100 valuation, which will be used to operate the Town of Eastover. Residents of the Eastover Township are already paying to the County of Cumberland, per \$100 valuation, 10.5 cents for fire protection, which is distributed to the appropriate fire district for contracted fire services and 5 cents for recreation, which is distributed to the consolidated Cumberland County-Fayetteville Recreation Department. This 15.5 cents and the new tax of 5 cents means that the anticipated tax rate that the Town of Eastover will collect and distribute will be 20.5 cents per \$100 evaluation.

(See Appendix U: Ad Valorem Tax Levy letter dated February 3, 2006 from Tina Belanger, Assistant Tax Administrator, County of Cumberland under Supporting Information).



COUNTY *of* CUMBERLAND

Office of the Tax Administrator

February 3, 2006

To: Sara Piland

Fr: Tina Belanger, Assistant Tax Administrator

Re: Preliminary totals for Eastover's Incorporation.

The totals provided are based on the real parcel pin file received from Matt Rooney for Eastover's Incorporation. The real estate parcel count and totals are an accurate account for the real. Real parcels that included personal property value have been readjusted to ensure that the real value provided is real only. A discrepancy was found in the parcel count from our real estate totals which did not match the pin file provided. The discrepancy is due to the pin file contained pins listed in the file twice and in some instances three times, which resulted in multi pin listings in the file. The DMV totals below do not take into account cycles 12, 01 and 02 2005 due to these DMV cycles have yet to be billed.

	<u>Parcel count</u>	<u>Taxable Value</u>
Real Estate	3,423	\$ 288,608,714
	3,564 pins in file	
Personal	781	\$ 35,277,615
Motor vehicle	4,375	\$ 35,765,610

***This figures are estimates based on information reviewed as of 2-3-2006**

OPERATIONAL PLAN FOR THE PROPOSED MUNICIPALITY

Revenue. Primary sources of revenue for the Town of Eastover are the Property Tax Levy, sales tax and other tax income. Based on the estimated total assessed valuation of \$288,608,714 and using the 20 ½ cents tax rate (\$.205/\$100 of valuation) which includes 10.5 cents for fire protection and 5 cents for recreation that the residents are currently paying plus a new 5 cents tax levy, the estimated Real Estate Tax revenue is \$591,647.86. The estimated Personal Property Tax revenue is \$72,319.11. The estimated Motor Vehicle tax revenue is \$73,135.00. The estimated sales tax revenue is \$729,887.00. The estimated beer and wine tax revenue is \$26,457 and the estimated cable tax is \$39,200.00.

These revenues would cover the cost of start-up expenses for a basic municipal operation, e.g. office and meeting place, supplies, salary of a Town Clerk, legal counsel, one-half the annual salary and benefits for a Town Manager and the services to be offered.

Municipal incorporation will allow utility franchise taxes paid on telecommunications, gas and electric bills in the unincorporated area which are now kept by the state and which are paid by residents of the proposed Town of Eastover to flow back to the residents of the proposed Town, thereby paying for local needs that directly affect local citizens.

Included in the 20 ½ cents per \$100 valuation is 5 cents per \$100 for recreation. The Town of Eastover will enter into an Operations Agreement for Parks and Recreation Consolidation with the County of Cumberland and the City of Fayetteville and this tax revenue will be returned to the Consolidated program. (See Appendix V: Letter of explanation from of Recreation Services Assistant County Manager Amy Cannon dated February 1, 2006 and Appendix W: "Consideration of Operations Agreement for Parks and Recreation Consolidation").

The following proposed 2006-2007 budget projects revenues and expenses. To comply with the sales tax distribution agreement between the County of Cumberland and all municipalities in Cumberland County, the Town of Eastover in its first year of operation will reimburse the County of Cumberland fifty percent (50%) of the sales tax revenue provided on a per capita basis to the Town. This item is shown in the budget. (See Appendix X: Sample Interlocal Agreement – Sales Tax) Immediately upon incorporation, the Town of Eastover will work closely with the Finance Office of the County of Cumberland to obtain exact revenues and will finalize negotiations on costs of services to be provided.

Town of Eastover

Proposed Budget Fiscal Year 07/01/06 - 06/30/07

Revenue and Expenses

Revenue	Amount	Percentage of Total Revenue
Property Tax (Real Estate)	\$ 591,647.86	38.60%
Property Tax (Motor Vehicles)	\$ 73,135.00	4.77%
Property Tax (Real Estate - personal property)	\$ 72,319.11	4.72%
Sales Tax (\$155 per person x 4700 population)	\$ 729,887.00	47.62%
Beer and wine Tax	\$ 26,457.00	1.73%
Cable Tax	\$ 39,200.00	2.56%
Franchise Tax (Not available)		
Total Revenues	\$ 1,532,645.97	
Expenses	Amount	
Salaries, benefits, taxes	\$ 110,100.00	
Eastover Volunteer Fire Dept	\$ 175,256.32	
Vander Volunteer Fire Dept	\$ 113,352.93	
Fire Districts' Special Allocation from Town of Eastover	\$ 50,000.00	
Recreation	\$ 144,304.36	
Fire Chiefs Association - .05 per \$100 valuation	\$ 14,430.46	
Street Lighting	\$ 40,000.00	
Zoning travel and related expenses	\$ 3,000.00	
Cumberland County Sheriff's Dept	\$ 200,000.00	
Real estate and utilities	\$ 24,400.00	
Insurance	\$ 5,000.00	
Administration	\$ 29,000.00	
State Recommended Reserve Fund (8% of previous year's expenditures)	\$ 139,551.90	
Town Capital Reserve Fund	\$ 50,000.00	
Town Contingency Fund	\$ 50,000.00	
Sales Tax reimbursement to Cumberland County	\$ 364,250.00	
Reimbursement to Cumberland County for Tax Administration	\$ 20,000.00	
Total Expenses	\$ 1,532,645.97	
Total Revenues minus Total Expenses	\$ -	

Town of Eastover

Proposed Budget Fiscal Year 07/01/06 - 06/30/07

Expenses

Item	Amount
I. Services	
A. Fire Protection (Eastover and Vander Volunteer Fire Depts.)	\$ 288,609.25
\$288,608,714 /100 x .10)	
Fire Chiefs Association	\$ 14,430.24
Fire District Special Allocation	\$ 50,000.00
B. Street Lighting	\$ 40,000.00
C. Zoning (supplies, travel, etc)	\$ 3,000.00
D. Police Protection	\$ 200,000.00
(Start up Costs and coverage)	
Services Sub-total	\$ 596,039.49
II. Salaries	
A. Town Clerk	\$ 35,600.00
(\$15/hr. x 40 hrs/wk x 52 weeks = \$31,200)	
(includes FICA, SS, benefits)	
B. Legal Counsel	\$ 9,000.00
(6 hrs/mo x 12 mos x \$125 hr)	
C. Planning Consultant	\$ 15,500.00
10 hr/mo x 12 mos x \$50)	
D. Six months salary for Town Manager (benefits included)	\$ 50,000.00
Salaries Sub-total	\$ 110,100.00
III. Real Estate and Utilities	
A. Office space - \$750 mo. X 12	\$ 9,000.00
B. Office space utilities	
1. Electric: \$300 mo x 12	\$ 3,600.00
2. Phone with Fax, 2 lines, 2 phones: \$60 mo x 12	\$ 800.00
3. Computer and technology equipment/service	\$ 5,000.00
4. Furnishings	\$ 5,000.00
5. Water and sewer: \$45 mo x 12 mos	\$ 1,000.00

Town of Eastover

Proposed Budget Fiscal Year 06/30/06 – 06/30/07

Expenses	
Item	Amount
Real Estate and Utilities Sub-total	\$ 24,400.00
IV. Insurance	
Liability, Property and Bonding	\$ 5,000.00
	\$ 5,000.00
V. Reserves	
Fund Balance	\$ 139,551.90
Town Capital Reserve Fund	\$ 50,000.00
Town Contingency Fund	\$ 50,000.00
Reserves Sub-total	\$ 239,551.90
VI. Administration	
A. Advertising	\$ 2,000.00
B. Signs	\$ 6,000.00
C. Office supplies	\$ 2,000.00
D. Reimbursable Expenses Town Officials (Mayor: \$150/mo x 12 months and Council: 6 ea x \$125/mo x 12 mos.)	\$ 9,000.00
E. Misc	\$ 10,000.00
Administration Sub-Total	\$ 29,000.00
VII. Recreation (\$288,608,714 /100 x .05)	\$ 144,304.36
Recreation Sub-Total	\$ 144,304.36
VII. Miscellaneous	
Reimbursement to the County of Cumberland	\$ 364,250.00
Reimbursement to County of Cumberland for Tax Administration	\$ 20,000.00
Miscellaneous Sub-total	\$ 384,250.00
Total Expenses	\$ 1,532,645.75

Town of Eastover

Proposed Budget Fiscal Year 07/01/06 - 06/30/07

Revenues

Item	Amount
I. Real Property Tax (.205 per \$100 on Assessed Valuation of \$288,608,714)	\$ 591,647.86
II. Property Tax (Motor Vehicles)	\$ 73,135.00
III. Property Tax (Real Estate - personal property)	\$ 72,319.11
II. Sales Tax	\$ 729,887.00
III. State Provided Revenues	
A, Beer and Wine Tax	\$ 26,457.00
B. Cable Tax	\$ 39,200.00
D. Miscellaneous	
TOTAL REVENUES	\$ 1,532,645.97



COUNTY of CUMBERLAND

Ambrose B. Pemberton, III
Chairman

Sld Mozena
Member

— ♦ —
Board of Elections

Carole Goins
Secretary

Terri Robertson
Director

SARA PILAND
1770 DOBBIN HOLMES RD
FAYETTEVILLE NC 28312

January 27, 2006

Dear SARA PILAND,

Pursuant to GS 120-163, I hereby certify that the attached petition for PETITION FOR MUNICIPAL INCORPORATION EASTOVER has been checked against the registration records of the CUMBERLAND COUNTY BOARD OF ELECTIONS and that 1935 names of qualified registered voters were found affixed thereto.

Terri S. Robertson

Chairman/Director
CUMBERLAND COUNTY BOARD OF ELECTIONS



COUNTY *of* CUMBERLAND

— ♦ —
Board of Elections

Ambrose B. Pemberton, III
Chairman

Carole Golns
Secretary

Sid Mozena
Member

Terri Robertson
Director

Sara Piland
1770 Dobbin Holmes Road
Fayetteville, NC 28312

January 27, 2006

Dear Mrs. Piland,

I hereby certify that as of January 17, 2006 the proposed incorporated area referred to as the Town of Eastover has been established, pursuant to GS 120-163(b), to hold 3788 registered voters.

Terri S. Robertson

Director

Cumberland County Board of Elections

Petition Summary Report

CUMBERLAND COUNTY BOARD OF ELECTIONS

Petition Name	Filing Date	Total Pages	Signatures			Valid	Signer Status	Total
			Required	Checked				
PETITION FOR MUNICIPAL INCORPORATION EASTOVER	1/17/2006 12:00:00AM	173	568	2,237		1,935		
							APPROVED	1,935
							DUPLICATE SIGNATURE	23
							ILLEGIBLE	3
							NO RECORD	186
							NOT IN REQUIRED DISTRICT	66
							SIGNATURE REJECTED	7
							VOTER REMOVED	32
							VOTER'S ADDRESS IS REJECTED	5
								<u>2,237</u>

Date: 2/13/2006

To: Joint Legislative Commission for Municipal Incorporations

RE: Certification of Notice Sent

This is to certify that I mailed the following notice to all municipalities and the County of Cumberland on February 2, 2006 at the Main Post Office on Green Street in Fayetteville, NC and received a Certified Mail Receipt. I also mailed the same notice to Mayor Tony Chavonne, City of Fayetteville by Registered Mail and received confirmation of delivery.

SUBJECT: NOTIFICATION OF INTENT TO SEEK MUNICIPAL INCORPORATION, IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTE 120-164.

The Progress Eastover Committee, a group of Eastover residents who believe that municipal incorporation is in the best interest of the Eastover community, has led a municipal incorporation initiative, which has demonstrated an overwhelmingly positive response on a Petition for Municipal Incorporation by the registered voters of the proposed municipality, to be called the Town of Eastover. It is the intent of the Progress Eastover Committee to present the Petition of Municipal Incorporation on behalf of the residents of the proposed municipality to the Joint Legislative Commission on Municipal Incorporations prior to March 1, 2006.

The Progress Eastover Committee has embraced the "good neighbor" concept in its planning for municipal incorporation and is eager to join with other local municipalities for the betterment of Cumberland County. We pledge our fullest cooperation and collaboration when we become the Town of Eastover.

We would be happy to respond to any questions you may have. Thank you for understanding the importance of self-governance in local communities and giving the proposed Town of Eastover your full support.

Sincerely,

Sara Piland, Chairperson
Progress Eastover Committee
1770 Dobbin Holmes Road
Fayetteville, NC 28312

The mailing addresses to which I sent the notices were:

The Honorable Eddie Dees
Mayor, Town of Hope Mills
5770 Rockfish Road
Hope Mills, NC 28348

The Honorable Wayne G. Lucas
Mayor, Town of Falcon
P.O. Box 112, 7156 South West Street
Falcon, NC 28342

The Honorable Deborah Tew
Mayor, Town of Godwin
P.O. Box 10
Godwin, NC 28344-0010

The Honorable Ethel Clark
Mayor, Town of Spring Lake
300 Ruth Street
Spring Lake, NC 28390

The Honorable Billy D. Horne
Mayor, Town of Stedman
P. O. Box 220
Stedman, NC 28391-9604

The Honorable C. Leo Kelly
Mayor, Town of Linden
9444 Academy Street
Linden, NC 28356

The Honorable B. R. King, Chairman (copy sent to County Manager James Martin)
Cumberland County Board of Commissioners
117 Dick Street, Room 554
Fayetteville, NC 28301

The Honorable Tony Chavonne (copy sent to City Manager Roger Stancil)
Mayor, City of Fayetteville
433 Hay St.
Fayetteville, NC 28301

I further placed a Notice of Intent to File a Petition for Municipal Incorporation advertisement in The Fayetteville Observer which ran on February 1 and February 8, 2006. See accompanying copy of ad.



Sara Piland, Chairperson
Progress Eastover Committee

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Copy

January 30, 2006

The Honorable Deborah Tew
Mayor, Town of Godwin
P.O. Box 10
Godwin, NC 28344-0010

Dear Mayor Tew,

SUBJECT: NOTIFICATION OF INTENT TO SEEK MUNICIPAL INCORPORATION, IN
ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTE 120-164.

The Progress Eastover Committee, a group of Eastover residents who believe that municipal incorporation is in the best interest of the Eastover community, has led a municipal incorporation initiative, which has demonstrated an overwhelmingly positive response on a Petition for Municipal Incorporation by the registered voters of the proposed municipality, to be called the Town of Eastover. It is the intent of the Progress Eastover Committee to present the Petition of Municipal Incorporation on behalf of the residents of the proposed municipality to the Joint Legislative Commission on Municipal Incorporations prior to March 1, 2006.

The Progress Eastover Committee has embraced the "good neighbor" concept in its planning for municipal incorporation and is eager to join with other local municipalities for the betterment of Cumberland County. We pledge our fullest cooperation and collaboration when we become the Town of Eastover.

We would be happy to respond to any questions you may have. Thank you for understanding the importance of self-governance in local communities and giving the proposed Town of Eastover your full support.

Sincerely,



Sara Piland, Chairperson
Progress Eastover Committee
1770 Dobbin Holmes Road
Fayetteville, NC 28312

Copy

January 30, 2005

The Honorable Ethel Clark
Mayor, Town of Spring Lake
300 Ruth Street
Spring Lake, NC 28390

Dear Mayor Clark,

SUBJECT: NOTIFICATION OF INTENT TO SEEK MUNICIPAL INCORPORATION, IN
ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTE 120-164.

The Progress Eastover Committee, a group of Eastover residents who believe that municipal incorporation is in the best interest of the Eastover community, has led a municipal incorporation initiative, which has demonstrated an overwhelmingly positive response on a Petition for Municipal Incorporation by the registered voters of the proposed municipality, to be called the Town of Eastover. It is the intent of the Progress Eastover Committee to present the Petition of Municipal Incorporation on behalf of the residents of the proposed municipality to the Joint Legislative Commission on Municipal Incorporations prior to March 1, 2006.

The Progress Eastover Committee has embraced the "good neighbor" concept in its planning for municipal incorporation and is eager to join with other local municipalities for the betterment of Cumberland County. We pledge our fullest cooperation and collaboration when we become the Town of Eastover.

We would be happy to respond to any questions you may have. Thank you for understanding the importance of self-governance in local communities and giving the proposed Town of Eastover your full support.

Sincerely,



Sara Piland, Chairperson
Progress Eastover Committee
1770 Dobbin Holmes Road
Fayetteville, NC 28312

January 31, 2006

Copy

The Honorable B. R. King, Chairman
Cumberland County Board of Commissioners
117 Dick Street, Room 554
Fayetteville, NC 28301

Dear Chairman King,

SUBJECT: NOTIFICATION OF INTENT TO SEEK MUNICIPAL INCORPORATION, IN
ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTE 120-164

The Progress Eastover Committee, a group of Eastover residents who believe that municipal incorporation is in the best interest of the Eastover community, has led a municipal incorporation initiative, which has demonstrated an overwhelmingly positive response on a Petition for Municipal Incorporation by the registered voters of the proposed municipality, to be called the 'Town of Eastover'. It is the intent of the Progress Eastover Committee to present the Petition on Municipal Incorporation on behalf of the residents of the proposed municipality to the Joint Legislative Commission on Municipal Incorporations prior to March 1, 2006.

The Progress Eastover Committee has embraced the "good neighbor" concept in its planning for municipal incorporation and is eager to join with other local municipalities for the betterment of Cumberland County. We pledge our fullest cooperation and collaboration when we become the 'Town of Eastover'.

We would be happy to respond to any questions you may have. Thank you for understanding the importance of self-governance in local communities and giving the proposed 'Town of Eastover' your full support.

Sincerely,



Sara Piland, Chairperson
Progress Eastover Committee
1770 Dobbin Holmes Road
Fayetteville, NC 28312

C: Mr. James Martin, Manager
County of Cumberland

January 30, 2006

Copy

The Honorable Tony Chavonne
Mayor, City of Fayetteville
433 Hay St.
Fayetteville, NC 28301

Dear Mayor Chavonne,

SUBJECT: NOTIFICATION OF INTENT TO SEEK MUNICIPAL INCORPORATION, IN
ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTE 120-164

The Progress Eastover Committee, a group of Eastover residents who believe that municipal incorporation is in the best interest of the Eastover community, has led a municipal incorporation initiative, which has demonstrated an overwhelmingly positive response on a Petition for Municipal Incorporation by the registered voters of the proposed municipality, to be called the 'Town of Eastover'. It is the intent of the Progress Eastover Committee to present the Petition on Municipal Incorporation on behalf of the residents of the proposed municipality to the Joint Legislative Commission on Municipal Incorporations prior to March 1, 2006.

The Progress Eastover Committee has embraced the "good neighbor" concept in its planning for municipal incorporation and is eager to join with other local municipalities for the betterment of Cumberland County. We pledge our fullest cooperation and collaboration when we become the 'Town of Eastover'.

We would be happy to respond to any questions you may have. Thank you for understanding the importance of self-governance in local communities. We hope you will give the proposed Town of Eastover your full support.

Sincerely,



Sara Piland, Chairperson
Progress Eastover Committee
1770 Dobbin Holmes Road
Fayetteville, NC 28312

C: Roger Stancil, City Manager

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FAYETTEVILLE NC 28301

Postage	\$ 0.39	0202 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.79	

02/02/2006

Sent To: City Manager Roger Stancil
 Street, Apt. No., or PO Box No.
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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LINDEN NC 28356

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Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.79	

02/02/2006

Sent To: Mayor La Kelly
 Street, Apt. No., or PO Box No.
 City, State, ZIP+4

PS Form 3800, June 2002

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WADE NC 28395

Postage	\$ 0.39	0202 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.79	

02/02/2006

Sent To: Mayor Huell Atkins
 Street, Apt. No., or PO Box No.
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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For delivery information visit our website at www.usps.com

FAYETTEVILLE NC 28301

Postage	\$ 0.39	0202 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.79	

02/02/2006

Sent To: County Manager James Martin
 Street, Apt. No., or PO Box No.
 City, State, ZIP+4

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FAYETTEVILLE NC 28301

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Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 2.79	

02/02/2006

Sent To: Chairman Billy King
 Street, Apt. No., or PO Box No.
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature <u>[Signature]</u>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <u>HELLER</u>	C. Date of Delivery <u>2/3</u>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:	
3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Registered Mail <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. <input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No	

THIS SECTION

nd 3. Also complete delivery is desired, address on the reverse side card to you, back of the mailpiece, permits.

7005 2570 0000 5887 4815

Domestic Return Receipt

2004

U.S. Postal Service™
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OFFICIAL USE

SPRING LAKE NC 28390

Postage	\$ 10.39	0202 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 12.79	

02/02/2006

Sent To *Mayor Ethel Clark*
 Street, Apt. No.,
 or PO Box No. *Spring Lake*
 City, State, ZIP+4

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OFFICIAL USE

FAIRFAXVILLE NC 28341

Postage	\$ 10.39	0202 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 14.64	

02/02/2006

Sent To *Mayor Tony Chavonne*
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

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HOPE HILLS NC 28349

Postage	\$ 10.39	0202 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 12.79	

02/02/2006

Sent To *Mayor Eddie Dees*
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

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OFFICIAL USE

GORDON NC 28344

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Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 12.79	

02/02/2006

Sent To *Mayor Deborah Tew*
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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OFFICIAL USE

FALCON NC 28342

Postage	\$ 10.39	0202 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 12.79	

02/02/2006

Sent To *Mayor Wayne Lucas*
 Street, Apt. No.,
 or PO Box No. *Falcon*
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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For delivery information visit our website at www.usps.com

OFFICIAL USE

STEDMAN NC 28391

Postage	\$ 10.39	0202 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 12.79	

02/02/2006

Sent To *Mayor Billy Horne*
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions



TOWN OF HOPE MILLS

P.O. BOX 367 • 5770 ROCKFISH ROAD • HOPE MILLS, NORTH CAROLINA 28348-0367
TELEPHONE (910) 424-4555 • FAX (910) 424-4902

January 31, 2006

Ms. Sara Piland, Chairperson
Progress Eastover Committee
1770 Dobbin Holmes Road
Fayetteville, NC 28312

Dear Sara:

As Mayor of Hope Mills, a municipality within the County of Cumberland with a population of more than 12,000 residents, I am pleased to offer my support for the proposed 'Town of Eastover.'

As you know, the Town of Hope Mills is an excellent example of the high quality of life that a small town can offer. I expect no less for the proposed 'Town of Eastover.'

The Eastover community's interest in municipal incorporation is admirable. The community recognizes the value and benefits of small town living, the accompanying governmental authority to act in the best interests of the local community and the advantages of being a full partner in the network of municipalities across Cumberland County.

I wish the people of Eastover well as they seek municipal incorporation. I believe the proposed Town of Eastover will become one of our county's greatest assets.

Sincerely,

TOWN OF HOPE MILLS

Eddie Dees, Mayor

ED/pcr

TOWN OF GODWIN

P.O. BOX 10
GODWIN, N.C. 28344

MAYOR
Deborah L. Tew

TOWN COMMISSIONERS
Mack Royal
Deanna Fulcher
Myers Braxton

RESOLUTION

WHEREAS, the Town of Godwin understands the importance of self-government in local communities, and

WHEREAS, the Town of Godwin supports the incorporation efforts of the Progress Eastover Committee and the establishment of the Town of Eastover, and

WHEREAS, the Town of Godwin recognizes the "good neighbor" that the Eastover community has been to Fayetteville and Cumberland County, and

NOW, THEREFORE, BE IT RESOLVED by the Godwin Board of Commissioners That they support the Progress Eastover Committee and stand beside them to seek municipal incorporation in accordance with NC Gen. Statute 120-164.

Adopted 20th day of February, 2006.

Attest:


Board of Commissioners, Godwin


Mayor, Town of Godwin

Eastover Civic Club

February 14, 2006

To Whom It May Concern:

On Thursday, February 2, 2006, the Eastover Civic Club unanimously voted to endorse and promote the incorporation efforts of the Progress Eastover Committee and to urge local and state elected officials, organizations and communities to support the proposed 'Town of Eastover.'

With the promotion of the community's welfare as its mission, the Eastover Civic Club has served the Eastover community for almost fifty (50) years. The Eastover Sanitary District, an effective governing body that is bringing badly needed water and sewer to the Eastover Township, had its origin in the Eastover Civic Club and is sustained by the leadership of the of the 135 member, civic-oriented organization.

The overwhelming support of the Eastover community for incorporation as a positive, permanent way to control our community's future underscores the importance of this issue and deserves encouragement from the larger community. Municipal incorporation offers the best opportunity to protect and sustain our natural environment and cultural heritage while expanding urban services to our residents.

The Eastover Civic Club, once again, is proud to lead a grass roots initiative for community improvement and pledges its full support for the 'Town of Eastover.' We hope others will offer their support for a people seeking to preserve a cherished way of life.

Sincerely,



Rad Rich, Vice-President
Eastover Civic Club

**Assessment of Petition
by
Town of Eastover
(Cumberland County)
for
Incorporation**

Relative to NC G.S. 120-163 and NC G.S. 120-164

**North Carolina Department of Commerce
Division of Community Assistance**

Division of Community Assistance staff has reviewed the petition for incorporation from the proposed Town of Eastover as it relates to NC G.S. 120-163 and NC G.S. 120-164. These sections of the General Statutes refer to the petition and notification requirements.

G.S. 120-163 (a) requires that a petition be signed by 15% of the registered voters (but by not less than 25 voters) of the area asking for incorporation. The proposed Town of Eastover has submitted a petition with the required signatures. According to the letters from the Cumberland County Board of Elections, 1935 of 3788 (51.08 percent) registered voters have signed the petition.

G.S. 120-163 (b) requires that “the petition must be verified by the county board of elections of the county where the voter is alleged to be registered. The board of elections shall cause to be examined the signature, shall place a check mark beside the name of each signer who is qualified and registered to vote in that county in the area proposed to be incorporated, and shall attach to the petition a certificate stating the number of voters registered in that county in the area proposed to be incorporated, and the total number of registered voters who have been verified. The county board of elections shall return the petition to the person who presented it within 15 working days of receipt.” G.S. 120-163 (d) requires that the petitioners must present to the Commission the verified petition from the county board of elections. The Cumberland County Board of Elections has verified the Town of Eastover petition.

G.S. 120-163 (c) requires that the petition must include a number of items. These are:

- A proposed name for the city. The petition of the Town of Eastover does include a proposed name.
- A map of the city. The petition of the Town of Eastover does include a map.
- A list of proposed services to be provided by the proposed municipality. The petition of the Town of Eastover does include a list of proposed services.
- The names of three persons to serve as interim governing board. The petition of the Town of Eastover includes the names of seven persons to serve as an interim council.
- A proposed charter. The petition of the Town of Eastover does include a proposed charter.
- A statement of the estimated population and population density. The petition of the Town of Eastover does include a statement of the estimated population and population density.
- Assessed valuation. The petition of the Town of Eastover does include an estimate of assessed valuation.
- Degree of development. The petition of the Town of Eastover does include a statement on degree of development.

- Recommendations as to form of government and manner of election. The petition of the Town of Eastover does include recommendations as to form of government and manner of election.

According to G.S. 120-163, the proposed municipality may not contain any non-contiguous areas. According to an examination of the revised map presented with the petition, the proposed Town of Eastover does not contain any non-contiguous areas.

According to G.S. 120-164, not later than five days before submitting the petition to the Commission, the petitioners shall notify:

- (1) The board or boards of county commissioners of the county or counties where the proposed municipality is located.
- (2) All cities within that county or counties.
- (3) All cities in any other county that are within five miles of the proposed municipality of the intent to present the petition to the Commission.

The petition did include copies of the notification letters and certified mail receipts to Cumberland County, all municipalities within Cumberland County, and all municipalities within five (5) miles of the proposed village. Therefore, all required notification letters were sent.

According to G.S. 120-164, '[the petitioners shall also publish, one per week for two consecutive weeks, with the second publication no later than seven days before submitting the petition to the Commission, notice in a newspaper of general circulation in the area proposed to be incorporated of the intent to present the petition to the Commission.]'

The notice was published in The Fayetteville Observer newspaper for two successive weeks beginning February 1, 2006. Copies of the publication were presented with the petition.

**Assessment of Petition
by
Town of Eastover
(Cumberland County)
for
Incorporation**

Relative to NC G.S. 120-166.

***(revised June 11, 2007)**

**North Carolina Department of Commerce
Division of Community Assistance**

* report revised to reflect receipt of resolution from the City of Fayetteville

Division of Community Assistance staff has reviewed the petition for incorporation from Cashiers as it relates to NC G.S. 120-166. That section of the General Statute refers to the nearness of the proposed new Town of Eastover to other municipalities. Part (a) of that section sets criteria based on the nearness of the proposed new village to existing municipalities and their respective populations. Note that the General Statute requires that the population values be in accordance with the most recent decennial federal census, or according to the most recent annual estimate of the Office of State Budget and Management if the municipality was incorporated since the return of that census. These relationships are presented in the following table.

Critical Distance	Population of Neighboring Municipality
1 mile	5,000 to 9,999
3 miles	10,000 to 24,999
4 miles	25,000 to 49,999
5 miles	50,000 and over

The City of Fayetteville (population 130,850) is within 5 mile of the proposed boundaries of Eastover and therefore exceeds the thresholds of set in G.S. 120-166(a). The Towns of Wade (population 525) and Stedman (population 673) are within 3 miles of the proposed boundaries of Eastover, and therefore do not exceed the thresholds set in G.S. 120-166(a). No additional municipalities are within either four (4) or five (5) miles of the proposed new Town of Eastover.

The proposed new Town of Eastover is not entirely on an island so Subsection (b)(1) does not apply. Eastover is not separated by a major river or natural feature from nearby municipalities, so Subsection (b)(2) does not apply. Finally, the petition indicated no evidence that Subsection (b)(4) applies (a petition for annexation to nearby city that was not approved).

The Commission is not precluded from making a positive recommendation on the petition for incorporation relative to the proposed Town of Eastover in accordance with NC G.S. 120-166, subject to it obtaining a resolution from the City of Fayetteville expressing its support of the proposed incorporation.

On May 29, 2007, the City of Fayetteville adopt a resolution expressly approving the incorporation of Eastover with the condition that Eastover include within its charter language prohibiting the proposed Town from annexing certain areas and agreeing to the terms of an interlocal agreement regarding the allocation of sales taxes.

Information sources: The foregoing assessment was based on information contained in the petition, and GIS data provided by the Cumberland County GIS Department. A buffer analysis (an ArcView GIS utility) was performed on the proposed boundary that was presented on the map attached to the petition. The population values was the latest estimates (July, 2004) and were retrieved from the NC Office of State Budget and Management, State Demographics web site (<http://demog.state.nc.us/>).

Note: 1

§ 120-166. Additional criteria; nearness to another municipality.

- (a) The Commission may not make a positive recommendation if the proposed municipality is located within one mile of a municipality of 5,000 to 9,999, within three miles of a municipality of 10,000 to 24,999, within four miles of a municipality of 25,000 to 49,999, or within five miles of a municipality of 50,000 or over, according to the most recent decennial federal census, or according to the most recent annual estimate of the Office of State Budget and Management if the municipality was incorporated since the return of that census.
- (b) Subsection (a) of this section does not apply in the case of proximity to a specific municipality if:
- (1) The proposed municipality is entirely on an island that the nearby city is not on;
 - (2) The proposed municipality is separated by a major river or other natural barrier from the nearby city, such that provision of municipal services by the nearby city to the proposed municipality is infeasible or the cost is prohibitive, and the Commission shall adopt policies to implement this subdivision;
 - (3) The nearby municipality by resolution expresses its approval of the incorporation; or
 - (4) An area of at least fifty percent (50%) of the proposed municipality has petitioned for annexation to the nearby city under G.S. 160A-31 within the previous 12 months before the incorporation petition is submitted to the Commission but the annexation petition was not approved. (1985 (Reg. Sess., 1986), c. 1003, s. 1; 1989 (Reg. Sess., 1990), c. 1024, s. 25.)

excluded from the original Town of Eastover boundaries as shown on the map entitled "Proposed Town of Eastover Boundaries (As of 4/30/07)" as prepared by the City of Fayetteville and identified in gold and more particularly described in the legal description attached herein as Exhibits 3(a) and 3(b).

(c) Notwithstanding subsections (a) and (b) above, pursuant to Article 4A of Chapter 160A of the General Statutes, and notwithstanding the requirements of N.C.G.S. 160A-58.1(b2), the City of Fayetteville reserves the right to annex property as shown on the map entitled "Proposed Town of Eastover Boundaries (As of 4/30/07)" as prepared by the City of Fayetteville and identified in green and gold and more particularly described in the legal description attached herein as Exhibits 2, 3(a) and 3(b) at any time without entering into an annexation agreement with the Town of Eastover.

(d) The Town of Eastover agrees to be bound by the terms and provisions of the Sales Tax Interlocal Agreement between the County of Cumberland and Cumberland County municipalities regarding its incorporation and any subsequent annexations until the expiration date of June 30, 2013, or the agreement is terminated.

"Section 2.3. Municipal Influence Area. The areas shown on the map entitled "Proposed Town of Eastover Boundaries (As of 4/30/07)" as prepared by the City of Fayetteville and identified in green and gold and more particularly described in the legal description attached herein as Exhibits 2, 3(a) and 3(b) shall be included in the City of Fayetteville Municipal Influence Area.

ADOPTED this 29th day of May, 2007.

CITY OF FAYETTEVILLE

(SEAL)

By:

Anthony G. Chavonne
ANTHONY G. CHAVONNE, Mayor

ATTEST:

Candice H. White
CANDICE H. WHITE, City Clerk

**Assessment of Petition
by
Town of Eastover
(Cumberland County)
for
Incorporation**

**Relative to NC G.S. 120-167
through NC G.S. 120-170**

**North Carolina Department of Commerce
Division of Community Assistance**

Division of Community Assistance (DCA) staff has reviewed the petition for incorporating the Town of Eastover relative to NC G.S. 120-167 through G.S. 120-170. The following discussion addresses each of these sections of the General Statutes.

NC G.S. 120-167 Additional criteria; population.

NC G.S. 120-167 refers to population and requires that the permanent population must be at least 100 and a population density (either permanent or seasonal) of at least 250 persons per square mile. The Cumberland County Board of Elections determined there are 3788 registered voters living in the proposed Town of Eastover, exceeding the required minimum permanent population. The Division of Community Assistance County tax information and aerial photography and identified 1501 dwelling units. The 2000 US Census Bureau data estimates an average of 2.54 persons per household and a housing vacancy rate of 9 percent for Eastover township in Cumberland County, which encompasses the proposed Town of Eastover. This suggests that 3470 persons are likely to reside in a total land area of 11.42 square miles. DCA has calculated Eastover's total population density at 303.76 persons per square mile (permanent and seasonal). It appears that NC G.S. 120-167 is satisfied.

NC G.S. 120-168 Additional criteria; development.

NC G.S. 120-168 refers to development and requires that at least 40 percent of the area must be "developed for residential, commercial, industrial, institutional, or governmental uses, or is dedicated as open space under the provisions of a zoning ordinance, subdivision ordinance, conditional or special use permit, or recorded restrictive covenants."(1985 (Reg. Sess., 1986), c. 1003, s. 1.)

DCA used the most recently available county tax information and aerial photographs to determine the degree of development. The survey considered parcels as "developed" if they had land use characteristics that were residential, commercial, institutional or governmental, industrial, or dedicated open spaces. Vacant parcels, forested parcels, or agricultural parcels were considered "undeveloped."

DCA's analysis indicated that 27.98 percent of the subject area, as presently proposed, is developed (see Table 1 and Map A). It appears that NC G.S. 120-168 is not satisfied.

Table 1:
Development Relative to NC G.S. 120-168

Land Use	Acres
Commercial	100.63
Industrial	1.20
Institutional/Governmental	160.796
Residential	1528.514
Open Space/Common Areas	30.619
Undeveloped	4690.155
Total acreage	6511.919
Total Developed Acreage	1821.759
% Developed	27.98

NC G.S. 120-169 Additional criteria; area unincorporated.

NC G.S. 120-169 requires that none of the area proposed for incorporation may be included within the boundary of another incorporated municipality. DCA compared the proposed boundary for the Town of Eastover with the most recently updated Cumberland County (GIS) data as well as the North Carolina Department of Transportation (GIS) data and found no evidence that any of the subject area is part of an incorporated municipality. It appears that NC G.S. 120-169 is satisfied.

NC G.S. 120-169.1 Additional criteria; services.

NC G.S. 120-169.1(b) requires that the area to be incorporated submit a plan for providing a reasonable level of municipal services. To meet the requirements of this section, the persons submitting the plan for incorporation must propose to provide at least four of the following services:

- 1) Police protection.
- 2) Fire protection.
- 3) Solid waste collection or disposal.
- 4) Water distribution.
- 5) Street maintenance.
- 6) Street construction or right-of-way acquisition.
- 7) Street lighting.
- 8) Zoning.

The proposed Town of Eastover has submitted a sufficient plan for providing four out of eight of the above services. Town will provide: police protection, street lighting, fire protection, and zoning. Fire protection will be provided through an agreement with the Eastover and Vander Fire Departments. Police protection will be provided through an agreement with the Cumberland County Sheriff's office. Street lighting will be provided by the Town. Zoning will be adopted the Town and administered by Cumberland County. It appears that NC G.S. 120-169.1(b) is satisfied.

NC G.S. 120-170 Findings as to services.

NC G.S. 120-170 requires that the proposed municipality can provide, at a reasonable tax rate the services requested by the petition and that the proposed municipality can provide at a reasonable tax rate the types of services usually provided by similar municipalities. Eastover has proposed an \$0.205/\$100 property tax rate with an estimated property tax revenue of \$737,102. As a result of the types of services the Town of Eastover plans to provide and the manner in which those services would be provided, the proposed \$0.205/\$100 property tax rate appears to be reasonable.

Table 2 provides data on municipalities incorporated since 2000 that compare their tax rate with the tax rate proposed by Eastover. However, to give some indication of a comparison of Eastover tax rate and that assessed by other similar municipalities, DCA compared Eastover with the North Carolina Department of Treasurer 2006 Municipal Financial Profiles for municipal populations between 2500 and 9,999 persons. Eastover has proposed a \$0.205/\$100 property tax rate with an estimated property tax revenue of \$737,102. In comparison, the North Carolina Department of Treasurer indicates in its report an average property tax rate of \$0.2921/\$100 assessment and average property tax revenue of \$1,520,336. For the proposed Town of Eastover to generate similar revenues it would need to levy a property tax rate of \$0.4204/\$100 assessment (assuming a total assessment of \$361,651,939). As stated above, Eastover can provide the four proposed services at a reasonable tax rate based on its estimated population and the services proposed, but would not likely be able to provide additional services without a property tax rate increase. It appears that NC G.S. 120-170 is satisfied.

The attached table shows a comparison of the financial data provided in the petition with municipalities incorporated since 2000 based on a report by the NC Treasury Department.

Conclusion

It appears that the proposed Town of Eastover satisfies the North Carolina General Statutes 120-167 through 120-170 with the exception of 120-168 (Additional criteria, development). The Commission is not precluded from making a positive recommendation on the incorporation of the proposed Town of Eastover subject to the petitioners satisfying the provision of General Statutes 120-168.

Information sources:

Petition for Incorporation of the Town of Eastover
2000 US Census (referenced 04/07), <http://www.census.gov/>
Cumberland County GIS Department, Parcel Data and Assessment Data
North Carolina Office of State Treasurer (referenced 04/07)
http://www.treasurer.state.nc.us/lgc/units/D_NE.htm

Legend

Estover Rev-08-2007
Development Status

Commercial
 Industry
 Institutional/Community
 Public Use
 Residential
 Undeveloped

Basic/Service/Utility
 Open Space/Common Area



This map is based on information provided by the petitioners for the incorporation of the Town of Cumberland into the City of Vancouver. The map shows the proposed boundaries for the incorporation, which are outlined in black. The map also shows existing roads and other features in the area.

Source: This map is based on information provided by the petitioners for the incorporation of the Town of Eastover and data provided by the Cumberland County Tax and GIS Departments.

Financial Comparison of Municipalities Incorporated from 2000 to 2005 (FYE 2005)

Municipality	Eastover (1)	Ossipee	Midland	Duck	Mills River	Misepheimer	Red Cross	Wallburg	Midway	Fairview
County	Cumberland	Alamance	Cabarrus	Dare	Henderson	Stanly	Stanly	Davidson	Davidson	Union
Date of Incorp.		12/9/2002	11/7/2000	5/1/2002	6/24/2003	6/26/2003	8/1/2002	6/29/2004	6/29/2006	1/15/2002
Pop. 7/1/2005 (2)	3,470	452	2,820	521	6,147	685	770	2,894	4,399	4,201
Tax Rate per \$100 (3)	\$ 0.205	\$ 0.050	\$ 0.150	\$ 0.200	\$ 0.075	\$ 0.150	\$ 0.160	\$ 0.050	\$ 0.050	\$ 0.020
2005 Revenues (3)								No data available		
Ad valorem	\$ 449,279	\$ 9,085	\$ 331,911	\$ 1,522,929	\$ 414,986	\$ 21,873	\$ 66,890	\$ 84,366	\$ -	\$ -
Local Sales Tax	\$ 444,881	\$ 75,801	\$ 103,485	\$ 645,799	\$ 1,360,672	\$ 111,880	\$ 118,498	\$ 301,252	\$ -	\$ -
Solid Waste fees	\$ -	\$ 11,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Franchise	\$ 23,893	\$ 13,834	\$ 86,593	\$ 156,748	\$ 317,449	\$ 21,548	\$ 16,832	\$ 45,529	\$ -	\$ -
Powell Bill	\$ -	\$ -	\$ 63,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer Fees	\$ -	\$ 49,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beer & Wine	\$ 16,126	\$ 2,062	\$ -	\$ 2,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ 1,787	\$ 39,412	\$ 1,576,837	\$ 63,505	\$ 299,066	\$ 5,316	\$ 50	\$ -	\$ -
Total 2005 Revenue	\$ 934,179	\$ 164,130	\$ 625,154	\$ 3,904,566	\$ 2,156,612	\$ 454,367	\$ 207,536	\$ 431,197	\$ -	\$ -
Per capita revenue	\$ 269	\$ 363	\$ 222	\$ 7,494	\$ 351	\$ 663	\$ 270	\$ 149	\$ -	\$ -
2005 Expenditures (4)								No data available		
General Govt.	\$ 114,895	\$ 38,928	\$ 126,469	\$ 404,130	\$ 549,069	\$ 112,425	\$ 12,554	\$ 29,543	\$ -	\$ -
Police	\$ 121,904	\$ -	\$ -	\$ 523,752	\$ 18,272	\$ 250,346	\$ 11,220	\$ -	\$ -	\$ -
Fire	\$ 175,913	\$ 17,819	\$ 111,122	\$ 486,349	\$ 339,221	\$ -	\$ 23,280	\$ -	\$ -	\$ -
Water	\$ -	\$ 57,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Solid Waste	\$ -	\$ 30,033	\$ 94,080	\$ 742,498	\$ -	\$ 14,915	\$ 32,333	\$ -	\$ -	\$ -
Street Maintenance	\$ -	\$ -	\$ 1,200	\$ 102,147	\$ -	\$ 2,221	\$ -	\$ -	\$ -	\$ -
Street Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street lighting	\$ 24,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Zoning	\$ 1,829	\$ -	\$ 3,236	\$ 180,819	\$ 75,842	\$ -	\$ 4,196	\$ -	\$ -	\$ -
Other	\$ 495,257	\$ 10,963	\$ -	\$ 727,440	\$ 5,346	\$ 17,817	\$ -	\$ -	\$ -	\$ -
Total 2005 Expenditures	\$ 934,179	\$ 155,311	\$ 336,107	\$ 3,167,135	\$ 987,750	\$ 397,724	\$ 83,583	\$ 29,543	\$ -	\$ -
Per capita expenditures	\$ 269	\$ 344	\$ 119	\$ 6,079	\$ 161	\$ 581	\$ 109	\$ 10	\$ -	\$ -

Sources:

(1) Data on Eastover is based on information provided in petition--figures adjusted on per capita basis from original petition.

(2) Office of State Planning: Population Estimates for July, 2005

(3) NC Revenue Department: FYE 2004-05 Tax Rates Publication

(4) NC Treasury Department: Municipal Annual Financial Information Summary Report for FYE 2005

Note: Data Compiled by NC Division of Community Assistance on January 8, 2007 based on most recent data available from identified sources

1. Sales Tax Revenue Change

Cumberland County distributes sales tax revenues on a per capita basis. This analysis uses the 2005-06 actual sales tax distribution to show how the distribution would have changed had Eastover been incorporated at that time.

Current

County	Municipalities	Population	% of Population	Sales Tax Distribution
Cumberland		310,850	66.97%	55,360,309
	Falcon	326	0.07%	58,058
	Fayetteville	130,971	28.22%	23,325,061
	Godwin	117	0.03%	20,837
	Hope Mills	12,355	2.66%	2,200,343
	Linden	136	0.03%	24,221
	Spring Lake	8,208	1.77%	1,461,790
	Stedman	673	0.14%	119,857
	Wade	525	0.11%	93,499
	TOTAL	464,161		82,663,975

With Incorporation

County	Municipalities	Population	% of Population	Sales Tax Distribution	Change
Cumberland		305,157	65.74%	54,346,424	(1,013,885)
	Falcon	326	0.07%	58,058	0
	Fayetteville	130,971	28.22%	23,325,061	0
	Godwin	117	0.03%	20,837	0
	Hope Mills	12,355	2.66%	2,200,343	0
	Linden	136	0.03%	24,221	0
	Spring Lake	8,208	1.77%	1,461,790	0
	Stedman	673	0.14%	119,857	0
	Wade	525	0.11%	93,499	0
	Eastover	5,693	1.23%	1,013,885	1,013,885
	TOTAL	464,161		82,663,975	

2. Powell Bill Allocation Change

Annual state street aid (Powell Bill) allocations are made to incorporated municipalities which establish their eligibility and qualify as provided by G.S. 136-41.1 through 136-41.3. The total amount allocated is seventy-five percent (75%) on the basis of relative population and twenty-five percent (25%) on the basis of relative non-State System local street mileage.

For 2005-06, population-based allocations assumed a statewide qualifying municipal population of 4,606,230 and available funds of \$136,850,768. This created a per capita distribution rate of \$29.71.

Adding the population of the proposed town of Eastover to the statewide total creates a new population of 4,611,923 and a new per capita distribution rate of \$29.67. The rate change is too small to have a significant impact on the Powell Bill distributions to other Cumberland County municipalities.

The attached report from the Department of Revenue estimates that the Town of Eastover would receive \$304,000 in Powell Bill funds based on population. The town does not plan to maintain streets locally; therefore, there would be no additional allocation based on street miles.

3. Other Revenues

Municipalities receive an amount equal to approximately 3.09% of the gross receipts resulting from the sale of power and light within the respective municipality. In addition, municipalities receive a portion of the telecommunications sales tax and the piped natural gas tax. Municipalities receive a share of the excise tax on beer and wine if they hold a referendum approving the sale of beer and wine within the corporate limits.

The Department of Revenue has estimated the amount of revenue that the town of Eastover would have received in FY 2005-06 from each of these taxes. This information is included in the attached report.

Prepared by:
Rodney Bizzell, Fiscal Research Division
Brian Slivka, Fiscal Research Division
May 8, 2007

May 1, 2007

Dear Gayle :

Attached per your request is the pro forma estimate of revenues which the proposed municipality of Eastover in Cumberland County would have received in fiscal year 2005-06 had it been fully qualified to participate in all distributions for that entire year. I prepared the estimates using the property value and population provided to me by Brian Slivka of the Fiscal Research Division, some of the data being used in calculations and some as bases for comparison with similar municipalities. A summary sheet shows the data provided and a list of the 2005-06 pro forma estimates.

For planning purposes, please note that Eastover during its first year of incorporation should not expect to fully participate -- or in some cases, participate at all -- in all distributions and reimbursements shown in the pro forma. Also note that a minimum property tax rate of \$0.05 per \$100 valuation is required in the first year, and each year thereafter, to be eligible to participate in some distributions and reimbursements

Distribution of electric power franchise taxes are made quarterly, and the number of these quarterly distributions that Eastover would receive during its first year depends on the date of incorporation, and how quickly information is furnished to electric power companies servicing the town. Also, distributions of local sales and use taxes are made monthly and would depend on the date of incorporation.

If you have any questions or need additional information, please call me at (919) 733-4548.

Sincerely,

William L. Spencer, Assistant Director
Policy Analysis and Statistics Division

Enclosure

**PRO FORMA ESTIMATE OF REVENUES FOR THE POSSIBLE INCORPORATION
OF EASTOVER (CUMBERLAND COUNTY)
FOR FISCAL YEAR 2005-06**

Proposed Property Tax Rate per \$100 valuation	0.21
Estimated Permanent Resident Population	5,693
Roads - Locally Maintained	<u>104.0</u>

Pro Forma Revenue, Fiscal Year 2004-05

1. Sales & use tax *	\$1,504,000
2. Electric power franchise tax***	\$168,000
3. Beer & wine excise taxes *,**	\$25,000
4. Piped natural gas excise tax***	\$0
5. Telecommunications sales tax*,***	\$83,000
6. Powell Bill*	<u>\$304,000</u>
TOTAL	\$2,084,000

* Items 1, 3, 5, and 6 require a minimum tax rate of \$0.05 per \$100 valuation.

**

A newly incorporated municipality in Cumberland County would share in the beverage tax revenues only after holding a referendum in which the sales of beer and/or wines are approved.

*** The electric power franchise tax distribution is equal to 3.09% of the gross receipts from the sale, within the corporate limits of the municipality, of electricity. Effective July 1, 1999, the utility franchise tax on piped natural gas was repealed and replaced with the piped natural gas excise tax. Effective January 1, 2002, the telephone franchise tax was repealed and replaced with a sales & use tax.

THIS DOCUMENT REPRESENTS A PUBLIC RECORD WHICH MAY BE DISTRIBUTED TO ANYONE REQUESTING IT.